LOT 15
IN OR 1841/1867
PELICAN POINTE PB 5/212

SEPTEMBER FIRST PARTNERS FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2026

00-00-31-1631-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

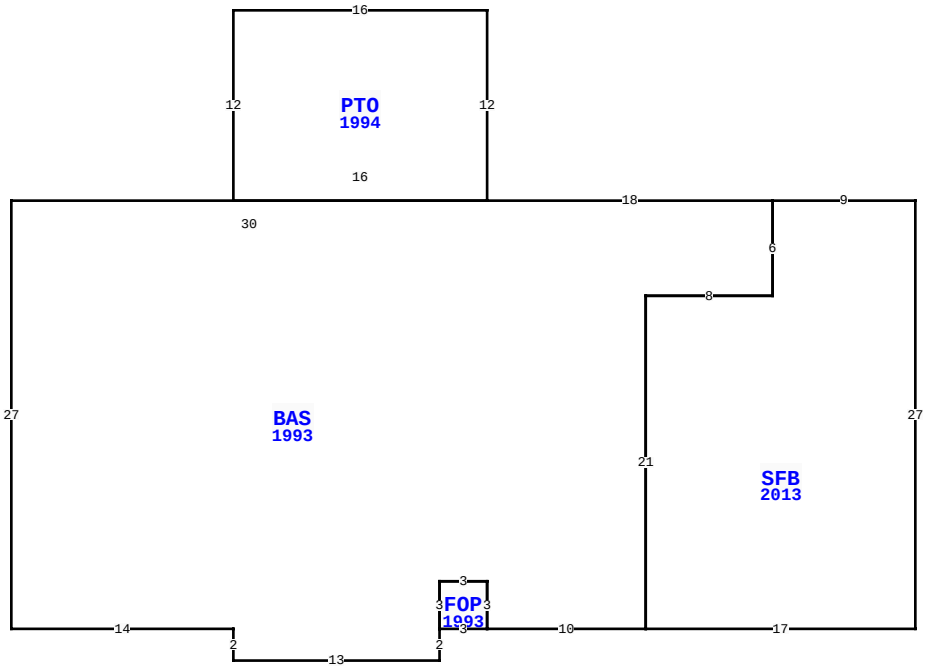
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,145	100	1993	1,145	158,652
FOP	9	30	1993	3	415
PTO	192	5	1994	10	1,385
SFB	411	80	2013	329	45,586
TOTALS	1,757			1,487	206,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,487	119.5236	166.14	247,050	1989	1989	0	0	0	16.60	83.40

1 SNGL FAM 0% - 0 Heated Area: 1474 HX Base Yr



203 SEA WOODS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,040
TOTAL MARKET OB/XF VALUE	2,170
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	368,210
SOH/AGL Deduction	52,314
ASSESSED VALUE	315,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,896
TOTAL JUST VALUE	368,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5576	NEW CONSTR	47,495	09/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/1867	2/08/2013	WD	Q	I	02	109,000
GRANTOR: PMR LLC						
GRANTEE: SEPTEMBER FIRST PAR						
1838/0213	2/04/2013	CT	U	I	18	85,000
GRANTOR: CLERK OF COURT						
GRANTEE: PMR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2013] W9 BAS=[YR=1993] W18 PTO=[YR=1994] N12 W16 S12 E16 $ W30 S27 E14 S2 E13 N2 FOP=[YR=1993] E3 N3 W3 S3 $ N3 E3 S3 E10 N21 E8 N6 $ S6 W8 S21 E17 N27 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS