LOT 16 IN OR 734/550
PELICAN POINTE PB 5/212

SWANSON LYDIA D
216 SEA WOODS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1631-0016-0000

BUILDING CHARACTERISTICS

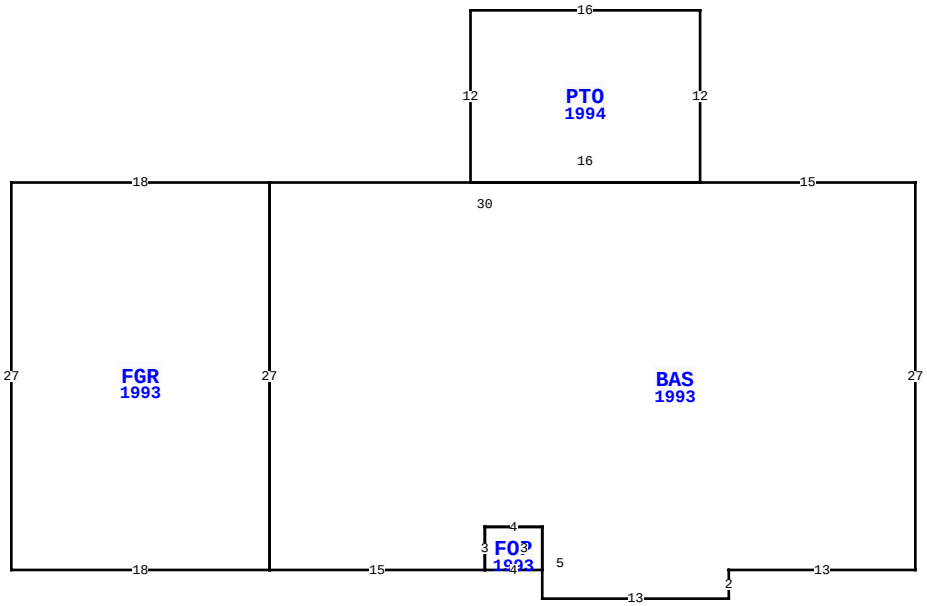
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,229	100	1993	1,229	189,021
FGR	486	55	1993	267	41,065
FOP	12	30	1993	4	615
PTO	192	5	1994	10	1,538
TOTALS	1,919			1,510	232,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,510	133.2324	185.19	279,637	1989	1989	0	0	0	16.95	83.05

1 SNGL FAM 100% - 1996 Heated Area: 1229 HX Base Yr 1996



216 SEA WOODS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,239
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		394,409
SOH/AGL Deduction		278,443
ASSESSED VALUE		115,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,555
TOTAL JUST VALUE		394,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120015	REPAIR/RRF	1,600	01/06/2012
5521	NEW CONSTR	54,250	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0734/0550	7/19/1995	WD	Q	I		79,000
GRANTOR: SHEPPARD JOHN P & JUN						
GRANTEE: SWANSON LYDIA D						
0581/0356	10/09/1989	WD	Q	I		67,500
GRANTOR: HEAD STEPHAN A						
GRANTEE: SHEPPARD JOHN & JUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1994] N12 W16 S12 E16 $ W30
FGR=[YR=1993] W18 S27 E18 N27 $ S27 E15 FOP=[YR=1993] E4 N3
W4 S3 $ N3 E4 S5 E13 N2 E13 N27 $.

EXTRA FEATURES

L N	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	100	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	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