

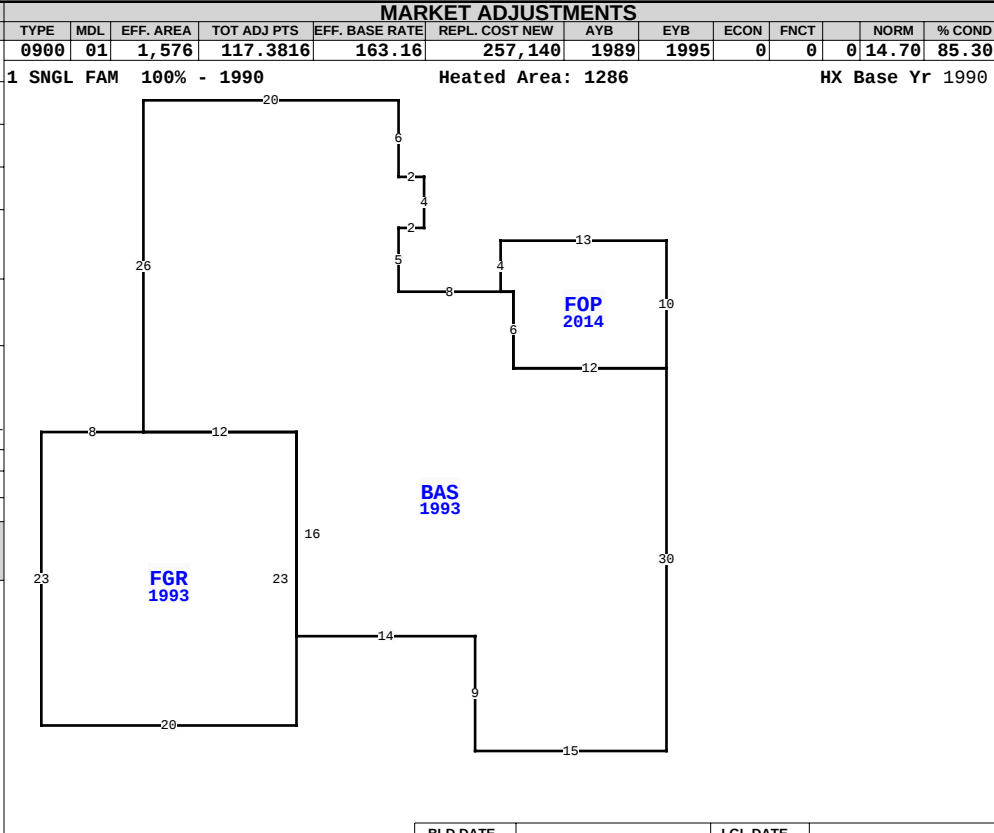


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,286	100	1993	1,286	178,980
FGR	460	55	1993	253	35,211
FOP	124	30	2014	37	5,150
TOTALS	1,870			1,576	219,340



222 SEA WOODS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0940	SHEDS/PORT	0	100	12	14		168.00	SF 30.00	30.00	100	2005	2005	3	21	1,058

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				228,990	
TOTAL MARKET OB/XF VALUE				3,228	
TOTAL LAND VALUE - MARKET				160,000	
TOTAL MARKET VALUE				392,218	
SOH/AGL Deduction				263,255	
ASSESSED VALUE				128,963	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				77,552	
TOTAL JUST VALUE				392,218	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				376,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0173	MTL BUILDING		04/19/2023
20142294	ROOFOVER	17,500	10/27/2014
20090662	REPAIR/RRF	1,025	05/29/2009
20053037	REPAIR/RRF	7,000	11/17/2005
5393	NEW CONSTR	59,500	05/31/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2502/0327	8/05/2021	WD U	I	11	
GRANTOR: PAUL WILLIAM ROGER					
GRANTEE: PAUL WILLIAM ROGER					
0579/0462	9/18/1989	WD Q	I		
GRANTOR: HEAD STEPHAN A					
GRANTEE: PAUL WILLIAM ROGER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2014] W13 S4 BAS=[YR=1993] W8 N5 E2 N4 W2 N6 W20 S26 FGR=[YR=1993] W8 S23 E20 N23 W12 \$ E12 S16 E14 S9 E15 N30 W12 N6 W1\$ E1 S6 E12 N10 \$.									

PAUL WILLIAM ROGER & DEBORAH CONNOR
222 SEA WOODS DR
FERNANDINA BEACH, FL 32034

00-00-31-1631-0017-0000

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