LOT 18
PELICAN POINTE PB 5/212

BYRNE LEONA J
PO BOX 15196
FERNANDINA BEACH, FL 32035-3104

2026

00-00-31-1631-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

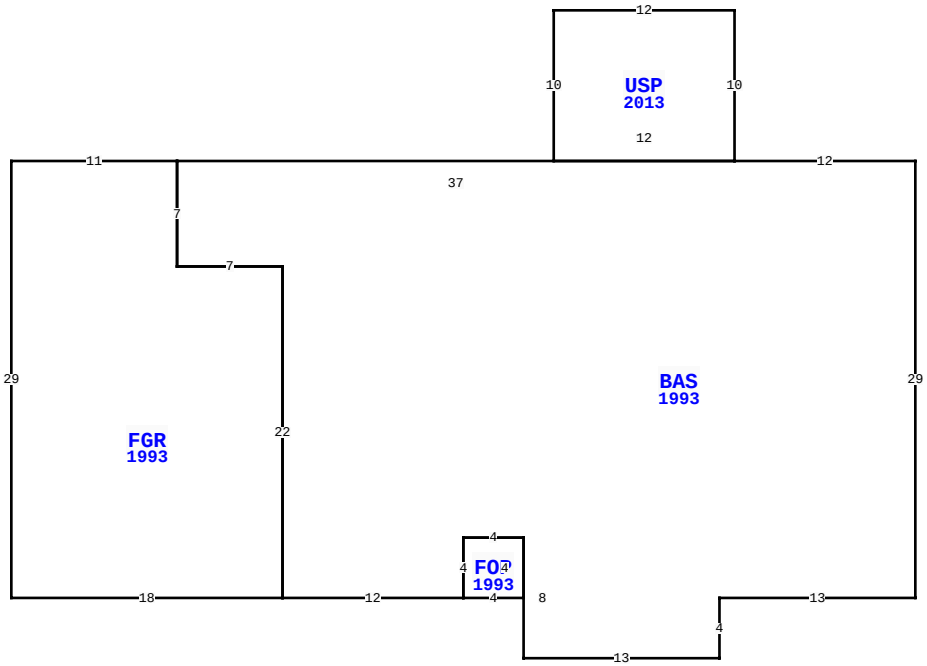
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,303	100	1993	1,303	178,273
FGR	473	55	1993	260	35,573
FOP	16	30	1993	5	684
USP	120	30	2013	36	4,926
TOTALS	1,912			1,604	219,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,604	118.0242	164.05	263,136	1989	1989	0	0	0	16.60	83.40

1 SNGL FAM 100% - 2008 Heated Area: 1303 HX Base Yr 2008



226 SEA WOODS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,455
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		381,625
SOH/AGL Deduction		224,793
ASSESSED VALUE		156,832
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,421
TOTAL JUST VALUE		381,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5292	NEW CONSTR	53,130	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/0952	9/20/2019	QC	U	I	11	100
GRANTOR: DUNLOW JACK A JR						
GRANTEE: BYRNE LEONA						
1100/1829	12/16/2002	WD	Q	I	06	38,600
GRANTOR: BYRNE LEONA J & JACQU						
GRANTEE: BYRNE LEONA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=2013] N10 W12 S10 E12 $ W37
FGR=[YR=1993] W11 S29 E18 N22 W7 N7 $ S7 E7 S22 E12
FOP=[YR=1993] E4 N4 W4 S4 $ N4 E4 S8 E13 N4 E13 N29 $.

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	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

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	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