LOT 19
IN OR 2219/60
PELICAN POINTE PB 5/212

WEBBER JENNIFER MARY L/E/
228 SEA WOODS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1631-0019-0000

BUILDING CHARACTERISTICS

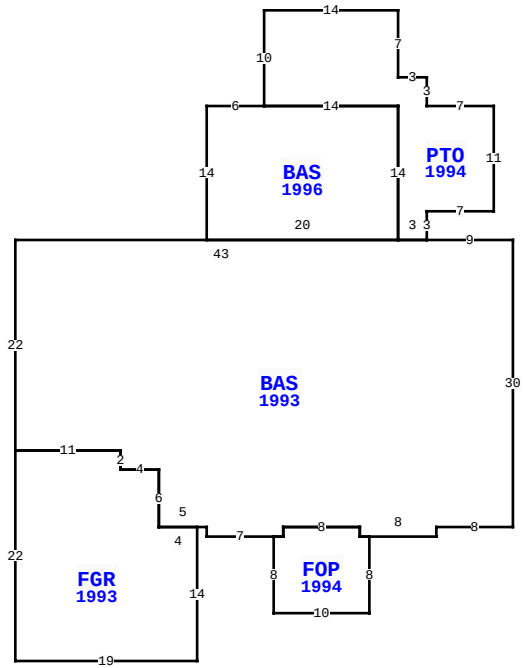
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,464	100	1993	1,464	188,601
BAS	280	100	1996	280	36,071
FGR	378	55	1993	208	26,796
FOP	88	30	1994	26	3,350
PTO	268	5	1994	13	1,674
TOTALS	2,478			1,991	256,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,991	110.9262	154.19	306,992	1990	1990	0	0	0	16.45	83.55

1 SNGL FAM 100% - 1997 Heated Area: 1744 HX Base Yr 1997



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

228 SEA WOODS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,492
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		418,732
SOH/AGL Deduction		273,438
ASSESSED VALUE		145,294
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		43,883
TOTAL JUST VALUE		418,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111867	H/AC	4,300	10/17/2011
20111745	REPAIR/RRF	4,000	09/30/2011
9009810	ADDITION	3,500	05/09/1996
005620	NEW CONSTR	64,750	10/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0060	7/10/2018	LE	U	I	11	100
GRANTOR: WEBBER JENNIFER MARY						
GRANTEE: ALTMAN ANDREW MORRI						
1102/1847	12/23/2002	QC	Q	I	06	100
GRANTOR: ALTMAN WILBUR H JR						
GRANTEE: ALTMAN JENNIFER MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 PTO=[YR=1994] N3E7N11W7N3 W3N7W14S10
BAS=[YR=1996] W6 S14E20 N14W14$ E14S14E3$ W43 S22
FGR=[YR=1993] S22E19N14 W4 N6 W4 N2 W11 $ E11 S2 E4 S6 E5 S1
E7 FOP=[YR=1994] S8E10N8W1N1W8S1W1$ E1 N1E8S1E8N1E8N30$.

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	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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