

NORTHWOODS LLC
41 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0030-0011

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15 CONC BLOCK 50
Exterior Wall20 FACE BRICK 50
Roof Structure09 RIDGE FRME 100
Roof Cover04 BUILT-UP 100
Interior Wall05 DRYWALL 70
Interior Wall06 CUST PANEL 30
Interior Floor13 LVT/LAMNT 90
Interior Floor15 HARDTILE 10
Ceiling01 FIN.SUSPD 100
Air Condition04 ROOF TOP 100
Heating Type04 AIR DUCTED 100

Fixtures Frame03 MASONRY 100
Story Height12 100
RMS20 100
Stories1.
Units1. 100
BUD8 Adjustme02 DIST FB 100
Quantity00 ONE Level 03
DOR CODE1700OFFICE BUILDINGS
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,108	100	1993	5,108	526,372
CAN	12	30	1993	4	412
CAN	80	30	1993	24	2,473

TOTALS	5,200			5,136	529,258
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1701045,136105.5700189.08971,115196619900045.5054.50

1 OFFICE0%-0Heated Area: 5108HX Base Yr

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE529,258
TOTAL MARKET OB/XF VALUE1,248
TOTAL LAND VALUE - MARKET650,000
TOTAL MARKET VALUE1,180,506
SOH/AGL Deduction495,097
ASSESSED VALUE685,409
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE685,409
TOTAL JUST VALUE1,180,506
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE1,042,421

SEE LOTS 0012 & 0013 & 0014

PERMIT NUMDESCRIPTIONAMTISSUED

20091698REMODEL4,17212/15/2009
20081043DEMOLITION1,20006/19/2008
20070602REPAIR/RRF2,40004/13/2007
20062072REPAIR/RRF3,50009/09/2006
20053061REPAIR/RRF3,00011/21/2005
20052725H/AC9,00009/26/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1518/02608/08/2007WDUUII211,350,000

GRANTOR:SIEGMUND SUSAN P TRUS

GRANTEE:NORTHWOODS LLC

1043/14463/14/2002QCQIQII06100

GRANTOR:SIEGMUND SUSAN P (M)

GRANTEE:SIEGMUND SUSAN P TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS 1993= W40 S12 CAN=[YR=1993] E3 S4 W3 N4 \$ E3 S4 W3 S114
E15 CAN=[YR=1993] E10 N8 W10 S8 \$ N8 E10 S8 E15 N130 \$.

LAND DESCRIPTIONTOTAL OB/XF1,248

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT UNIT TDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001700C1STORY OFF00003C-30.000.005,200.00SF1.001.001.00125.00125.00650,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 650,000Market: 0Agricultural: 0Common: 650,000PRINTED 07/09/2026 BY SYS