LOT 7
WOODBRIER PHASE 2 PBK 8/287

FACCONE JOSEPH & VERONICA
92016 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2501-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

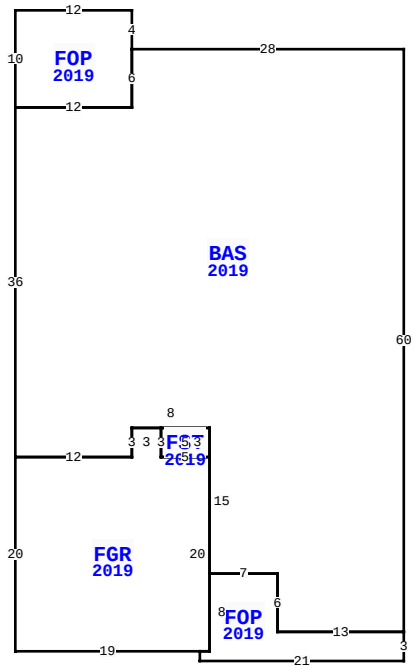
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2019	1,902	226,818
FGR	409	55	2019	225	26,832
FOP	103	30	2019	31	3,697
FOP	120	30	2019	36	4,293
FST	15	55	2019	8	954
TOTALS	2,549			2,202	262,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	116.4828	122.31	269,327	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2026 Heated Area: 1902 HX Base Yr 2026



92016 WOODLAWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,594
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,594
SOH/AGL Deduction		0
ASSESSED VALUE		347,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,183
TOTAL JUST VALUE		347,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1910487	CO ISSUED	0	01/03/2020
B1910487	NEW CONSTR	259,672	10/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2821/563	9/25/2025	WD	Q	I	01	385,000
GRANTOR: MARTIN KENT F						
GRANTEE: FACCONE JOSEPH & VE						
2332/1318	1/15/2020	WD	Q	I	01	260,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARTIN KENT F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 FOP=[YR=2019] N4 W12 S10 E12 N6$ S6 W12 S36 FGR=[YR=2019] S20 E19 FOP=[YR=2019] S1 E21 N3 W13 N6 W7 S8 W1$ E1 N20 FST=[YR=2019] N3 W5 S3 E5$ W5 N3 W3 S3 W12$ E12 N3 E8 S15 E7 S6 E13 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS