LOT 8
IN OR 2235/1985
WOODBRIER PHASE 2 PBK 8/287

CULLEY KEVIN J & JO'GINA
92014 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2501-0008-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

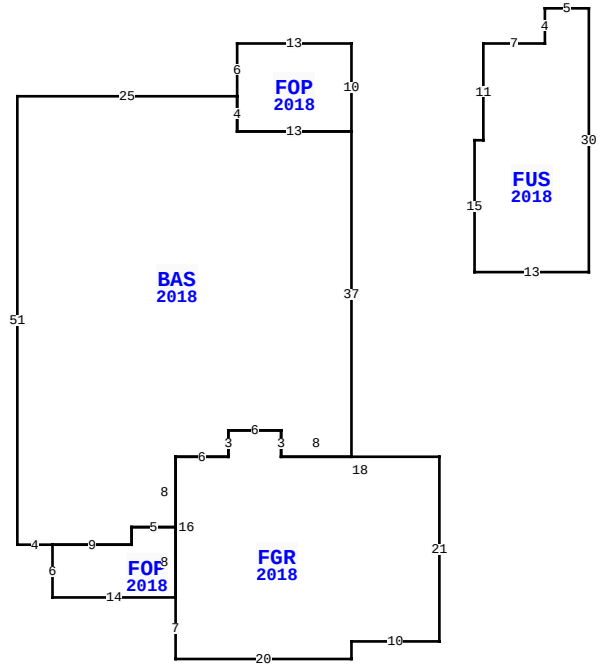
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4035.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2018	1,658	206,436
FGR	688	55	2018	378	47,064
FOP	94	30	2018	28	3,486
FOP	130	30	2018	39	4,856
FUS	347	100	2018	347	43,205
TOTALS	2,917			2,450	305,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,450	122.2452	128.36	314,482	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2005 HX Base Yr



92014 WOODLAWN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,048
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		390,048
SOH/AGL Deduction		0
ASSESSED VALUE		390,048
TOTAL EXEMPTION VALUE	13	390,048
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		390,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805667	CO ISSUED	0	09/17/2018
B1805667	NEW CONSTR	275,750	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2235/1985	11/08/2018	WD	Q	I	01	279,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CULLEY KEVIN J & JO

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E14 FGR=[YR=2018] S7 E20 N2 E10 N21 W18 N3 W6 S3 W6 S16$ N8 W5 S2 W9$ E9 N2 E5 N8 E6 N3 E6 S3 E8 N37 W13 N4$ S4 E13 N10$ PTR=E15 FUS=[YR=2018] E7 N4 E5 S30 W13 N15 E1 N11$ W15$.

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