LOT 13
WOODBRIER PHASE 2 PBK 8/287

HETTINGER CURTIS & KAREN
92004 WOODLAWN DR
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2501-0013-0000

BUILDING CHARACTERISTICS

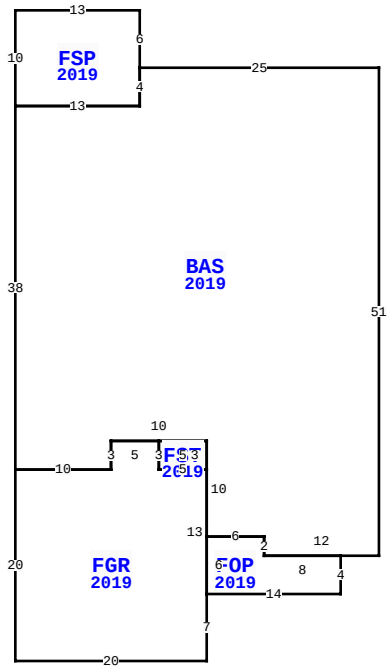
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,664	100	2019	1,664	204,747
FGR	415	55	2019	228	28,055
FOP	68	30	2019	20	2,461
FSP	130	40	2019	52	6,398
FST	15	55	2019	8	985
TOTALS	2,292			1,972	242,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	120.1872	126.20	248,866	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2025 Heated Area: 1664 HX Base Yr 2025



92004 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		242,644
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		329,604
SOH/AGL Deduction		109,717
ASSESSED VALUE		219,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,476
TOTAL JUST VALUE		329,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904386	CO ISSUED	0	07/26/2019
B1904386	NEW CONSTR	230,947	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/987	3/15/2024	TD	Q	I	01	420,000
GRANTOR: ANTHONY GERALD & JANE						
GRANTEE: HETTINGER CURTIS &						
2297/1511	8/13/2019	WD	Q	I	01	271,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANTHONY GERALD J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FSP=[YR=2019] N6 W13 S10 E13 N4$ S4 W13 S38 FGR=[YR=2019] S20 E20 N7 FOP=[YR=2019] E14 N4 W8 N2 W6 S6$ N13 FST=[YR=2019] N3 W5 S3 E5$ W5 N3 W5 S3 W10$ E10 N3 E10 S10 E6 S2 E12 N51$.

EXTRA FEATURES

L N	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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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