LOT 19
WOODBRIER PHASE 2 PBK 8/287

TEXEIRA CHARLES A JR & KATHLEEN L/E/
92015 WOODLAWN DRIVE
FERNANDINA BEACH, FL 32034

2026

40-2N-28-2501-0019-0000

BUILDING CHARACTERISTICS

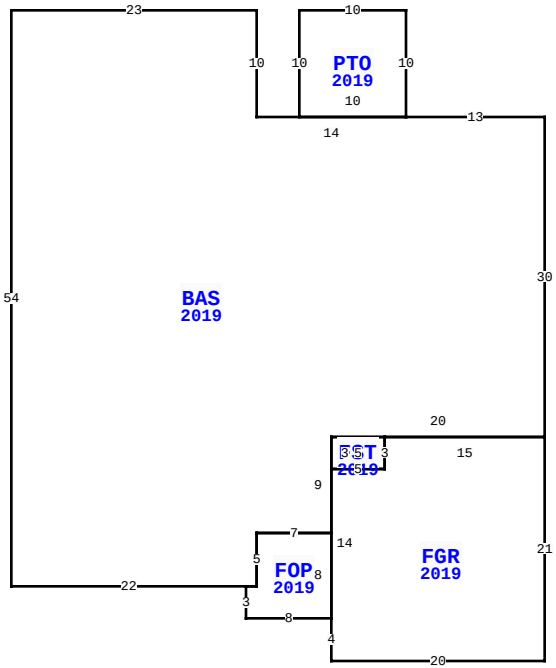
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,115	100	2019	2,115	249,991
FGR	405	55	2019	223	26,358
FOP	59	30	2019	18	2,127
FST	15	55	2019	8	946
PTO	100	5	2019	5	591
TOTALS	2,694			2,369	280,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	115.4538	121.23	287,194	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2025 Heated Area: 2115 HX Base Yr 2025



92015 WOODLAWN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,014
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		365,014
SOH/AGL Deduction		0
ASSESSED VALUE		365,014
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,603
TOTAL JUST VALUE		365,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C181178	CO ISSUED	0	02/25/2019
B1811178	NEW CONSTR	276,666	11/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/853	1/08/2025	QC	U	I	11	100
GRANTOR: TEXEIRA CHARLES A JR						
GRANTEE: TEXEIRA CHARLES A I						
2709/330	4/30/2024	WD	Q	I	01	428,000
GRANTOR: FIGUEROA JAVIER PEREZ						
GRANTEE: TEXEIRA CHARLES & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 PTO=[YR=2019] N10 W10 S10 E10$ W14 N10 W23 S54 E22 FOP=[YR=2019] S3 E8 FGR=[YR=2019] S4 E20 N21 W15 FST=[YR=2019] W5 S3 E5 N3$ S3 W5 S14$ N8 W7 S5 W1$ E1 N5 E7 N9 E20 N30$.

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