

NIELSEN NANNETTE W & KENT C  
2 WILLOW POND  
FERNANDINA BEACH, FL 32034

**01-6N-29-1900-0008-0000**

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

CD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

08

09

03

05

12

11

03

04

02

2.

ABOVE AVG 100

IRREGULAR 100

COMP SHNGL 100

DRYWALL 100

HARDWOOD 70

CLAY TILE 30

CENTRAL 100

AIR DUCTED 100

2 100

2.5 100

WOOD FRAME 100

2. 100  
0 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

06

0100

10001.00

1,196

100

1,196

254,365

FCP

FDG

FOP

FOP

FSP

FSP

FUS

STP

STP

TOTALS

25

60

30

30

40

40

100

10

10

4,178

57

202

29

77

166

166

1,196

2

2

3,093

12,123

42,961

6,168

16,377

35,305

35,305

254,365

425

425

657,818

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

1

0410

ELEVATOR

0 100

0

0

1.00

UT

20,000.00

20,000.00

100

2017

2017

3

100

20,000

2

0855

CONC PAVER

0 100

0

0

4,613.00

SF

10.00

10.00

100

2017

2017

3

97

44,746

3

0810

CONCRETE A

0 100

0

0

308.00

SF

6.50

6.50

100

2017

2017

3

97

1,942

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

100

RS-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

450,000.00

450,000.00

450,000

REVIEW DATE

01/09/2017

BY

DJ

Total Acres:

0.00

Total Land Value:

450,000

Market:

0

Agricultural:

0

Common:

450,000

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MKT ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

3,093

152.2913

217.02

671,243

2017

2017

0

0

2.00

98.00

HEATED AREA: 2392

HX Base Yr 2018

Basement Area Diagram

Floor Plan Diagram

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1980/1709

5/19/2015

WD Q

V

01

200,000

GRANTOR: MOBLEY WILLIAM T JR

GRANTEE: NIELSEN NANETTE W

0321/0001

9/01/1980

WD Q V

9,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2017] W6 FOP=[YR=2017] N16 W6 BAS=[YR=2017] N9 W26

FSP=[YR=2017] W1 STP=[YR=2017] N4 W5 S4 E5\$ W11 S12 E4 S34

FOP=[YR=2017] S6 E8 S2 STP=[YR=2017] S2 E9 N2 W9\$ E26 N8 W34\$

E8 N46\$ S46 E26 N37\$ S16 E6\$ W6 S19 E12 N19\$ PTR=E25

FSP=[YR=2017] E12 FUS=[YR=2017] E26 S46 W26 N46\$ S46 W8 N34

W4 N12\$ W25\$ PTR=E25 N25 FDG=[YR=2017] E24 S14 W24 N14\$ S25 W25\$.

NASSAU COUNTY PROPERTY

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