

LOT 10
IN OR 968/1601
SEA MARSH VILLAGE 1 PB 4/11

SATURDAY SUSAN G
6 WILLOW POND ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	12	CEDAR 100	0500	01	3,325	110.7036	157.75	524,519	1976	1981	0	0	20.50	79.50															
Roof Structur	02	SHED 100	1 SFR CUST - 100% - 2003													Heated Area: 2439													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2003													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA 10																										
NEIGHBORHOOD/LOC			10001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,061	100	2,061	258,473																									
FGR	357	55	196	24,581																									
FOP	111	30	33	4,139																									
FOP	122	30	37	4,640																									
FST	20	55	11	1,379																									
FST	96	55	53	6,647																									
FST	156	55	86	10,786																									
FUS	378	100	378	47,406																									
UOP	6	20	1	126																									
UOP	40	20	8	1,003																									
TOTALS	4,907		3,325	416,993																									
EXTRA FEATURES			6 WILLOW POND RD, FERNANDINA BEACH																										
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	40	800														
2	0861	POOL GUNIT	0 100	0	0	273.00	SF	34.00	34.00	100	1976	1976	3	20	1,856														
3	0803	ASPHALT C	0 100	0	0	2,347.00	SF	2.00	2.00	100	1976	1976	3	50	2,347														
4	0810	CONCRETE A	0 100	0	0	88.00	SF	6.50	6.50	100	1972	1972	3	24	137														
5	1242	WD DECK A	0 100	9	3	27.00	SF	10.00	10.00	100	1984	1984	3	20	54														
6	1242	WD DECK A	0 100	9	6	54.00	SF	10.00	10.00	100	1984	1984	3	20	108														
7	0445	BOX FNC 5'	0 100	0	0	13.00	LF	8.10	8.10	100	1984	1984	3	20	21														
TOTAL OB/XF 5,323																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 04/24/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																													

Diagram showing building layout with sub-areas labeled: BAS 1993, USP 1993, FOP 1993, FUS 1993, FST 1993, FGR 1993, UOP 1993.

** This building has 12 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	