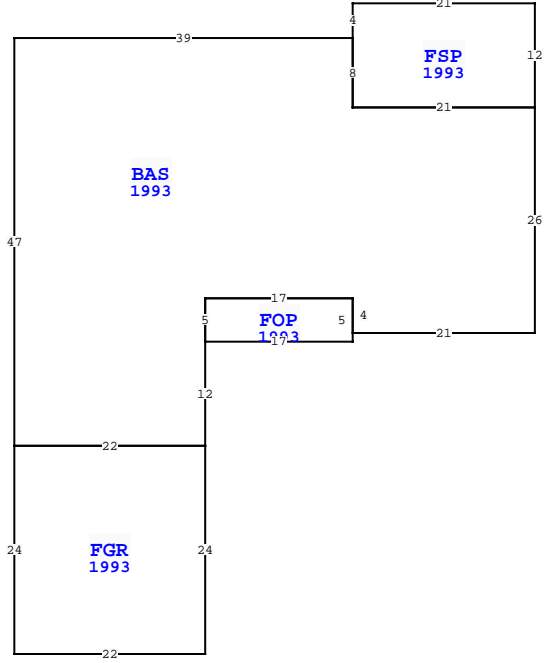




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,090	100
FGR	528	55
FOP	85	30
FSP	252	40
TOTALS	2,955	2,507

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2007								
Heated Area: 2090					HX Base Yr 2007							



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		338,373	
TOTAL MARKET OB/XF VALUE		4,433	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		792,806	
SOH/AGL Deduction		402,102	
ASSESSED VALUE		390,704	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		340,704	
TOTAL JUST VALUE		792,806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		704,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4569	NEW CONSTR	2,800	12/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1340	6/19/2020	WD	U	I	11	100

GRANTOR: BLANTON JOAN
GRANTEE: HARRIS ROBERT PARKS
1396/0178 3/14/2006 TD Q I 431,500
GRANTOR: BREWER CHARLES C TRUS
GRANTEE: BLANTON JOAN

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
2	0810	CONCRETE A	0	100	0	212.00	SF	6.50	6.50	100	1980	1980	3	35	482	
3	0850	PEBBLE WLK	0	100	0	1,636.00	SF	3.50	3.50	100	1985	1985	3	49.5	2,834	
4	0850	PEBBLE WLK	0	100	0	79.00	SF	3.50	3.50	100	1985	1985	3	49.5	137	

BUILDING NOTES	
8 WILLOW POND RD, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=1993] W21 S4 BAS=[YR=1993] W39 S47 FGR=[YR=1993] S24 E22 N24 W22\$ E22 N12 FOP=[YR=1993] E17 N5 W17 S5 \$ N5 E17 S4 E21 N26 W21N8\$ S8 E21 N12\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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								