



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10
NEIGHBORHOOD/LOC	10001.00	

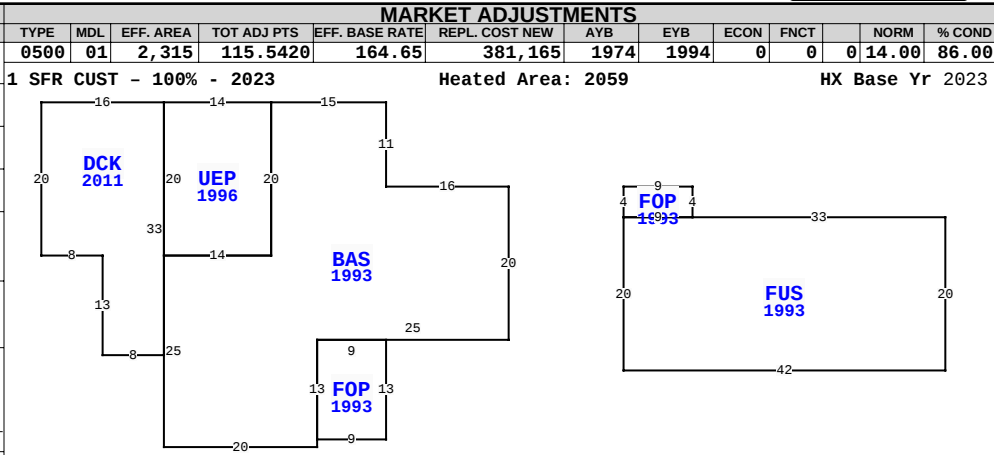
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,219	100	1,219	172,609
DCK	424	10	42	5,947
FOP	36	30	11	1,557
FOP	117	30	35	4,956
FUS	840	100	840	118,943
UEP	280	60	168	23,788

TOTALS	2,916		2,315	327,802
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0803	ASPHALT C	0	100	0	0	1,878.00	SF	2.00	2.00	
3	0820	WOOD WALK	0	100	0	0	96.00	SF	11.75	11.75	
4	0446	BOX FNC 6'	0	100	0	0	44.00	LF	20.00	20.00	
5	1242	WD DECK A	0	100	0	0	91.00	SF	10.00	10.00	
6	0911	SCRN RM A	0	100	20	16	320.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

REVIEW DATE	04/24/2020	BY	DJA
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14 WILLOW POND RD, FERNANDINA BEACH

14 WILLOW POND RD, FERNANDINA BEACH				XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1974	1974	3	36	720	
1,878.00	SF	2.00	2.00	100	1974	1974	3	50	1,878	
96.00	SF	11.75	11.75	100	1980	1980	3	40	451	
44.00	LF	20.00	20.00	100	1980	1980	3	20	176	
91.00	SF	10.00	10.00	100	1980	1980	3	20	182	
320.00	SF	17.50	17.50	100	2011	2011	3	55	3,080	

TOTAL OB/XF												6,487	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	450,000.00	495,000.00	4		

Market: 0	Agricultural: 0	Common: 495,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		327,802	
TOTAL MARKET OB/XF VALUE		6,487	
TOTAL LAND VALUE - MARKET		495,000	
TOTAL MARKET VALUE		829,289	
SOH/AGL Deduction		0	
ASSESSED VALUE		829,289	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		779,289	
TOTAL JUST VALUE		829,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		648,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24601	ADDITION	6,250	04/01/2011
B9603216	ADDITION	4,000	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2464/0706	5/21/2021	WD	Q	I	02	640,000	
GRANTOR: CARDINALE JOSEPH REV							
GRANTEE: SCHLUETER WILLIAM L							
2136/1278	7/28/2017	QC	U	I	11	100	
GRANTOR: CARDINALE JOSEPH							
GRANTEE: JOSEPH P CARDINALE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 N11 W15 UEP=[YR=1996] W14 DCK=[YR=2011] W16 S20 E8 S13 E8 N33 \$ S20 E14 N20 \$ S20 W14 S25 E20 N1 FOP=[YR=1993] E9 N13 W9 S13 \$ N13E25 N20 \$ PTR= E15 FOP=[YR=1993] E9 S4 FUS=[YR=1993] E33 S20 W42 N20 E9 \$ W9 N4 \$ W15 \$.											