

LOT 20
IN OR 1625/271
SEA MARSH VILLAGE #1 PB 4/11

BARBERA FRANK & VIRGINIA D
5 WILLOW POND RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1900-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,382	100	2,382	347,161
FGR	602	55	331	48,241
FOP	44	30	13	1,895
FSP	404	40	162	23,611
FST	18	55	10	1,458

TOTALS	3,450		2,898	422,364
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
5	1124	CB/STC 4"	0 100	0	0	196.00	SF	6.50	6.50
11	0855	CONC PAVER	0 100	0	0	1,717.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00

REVIEW DATE	01/03/2022	BY	RK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,898	119.6244	170.46	493,993	1988	1993	0	0	0 14.50	85.50
1 SFR CUST - 100% - 2016 Heated Area: 2382 HX Base Yr 2016											

5 WILLOW POND RD, FERNANDINA BEACH				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC 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	1988	1988	3	66	1,320	
196.00	SF	6.50	6.50	100	1988	1988	3	57	726	
1,717.00	SF	10.00	10.00	100	2021	2021	3	100	17,170	

TOTAL OB/XF									
19,216									

Total Acres:	0.00	Total Land Value:	600,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		422,364	
TOTAL MARKET OB/XF VALUE		19,216	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,041,580	
SOH/AGL Deduction		459,768	
ASSESSED VALUE		581,812	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		531,812	
TOTAL JUST VALUE		1,041,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218288	REPAIR/RRF	22,000	08/01/2021
20212284	ADDITION	0	03/01/2021
P993593	OTHER	5,400	08/01/1999
BP3944	N/A	136,871	03/16/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1625/0271	6/12/2009	TD	Q	I	01
GRANTOR: WACHOVIA BANK ETAL CO					
GRANTEE: BARBERA FRANK & VIR					
0667/1982	10/08/1992	QC	U	I	18
GRANTOR: BAGLEY ADELAIDE D					
GRANTEE: BAGLEY ADELAIDE TRT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3FSP=[YR=2021] N12 W30 S12 E4 S4 E11 N4 E15 \$W15 S4 W11 N4 W18 S3 W1 S18 E1 S14 W10 S18 E9 S9									
FST=[YR=1993] W3 S3 FGR=[YR=1993] W4S21 E4S3 E5 S1 E8 N1 E5 N3 E2 N21 W2N3 W12 S3 W6\$ E6 N3 W3\$ E12 N9E7 N19									
FOP=[YR=1993] E11 N4 W11 S4\$ N4 E11 S16 E5 S1 E8 N1 E5 N46\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	600,000	PRINTED 08/02/2023 BY SYS
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