LOT 4
IN OR 1980/405
SPANISH OAKS UNIT 1-A PB 6/99

WINDHAM JEFFREY M & TANYA S
97037 MILL POND LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0004-0000

BUILDING CHARACTERISTICS

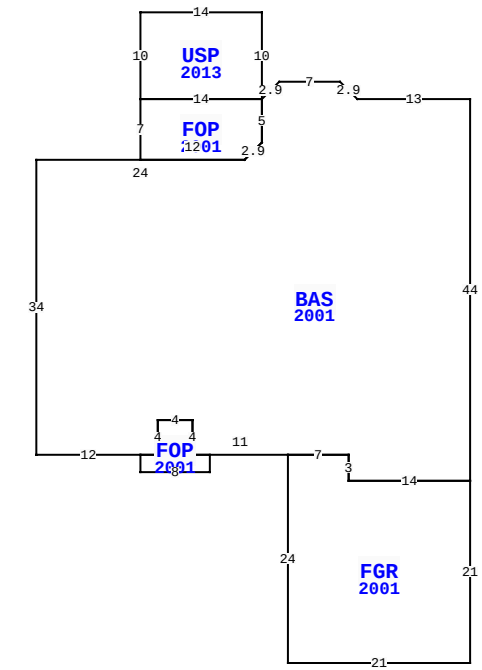
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	200,942
FGR	462	55	254	26,666
FOP	32	30	10	1,050
FOP	96	30	29	3,044
USP	140	30	42	4,409
TOTALS	2,644		2,249	236,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	98.5929	117.08	263,313	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2016 Heated Area: 1914 HX Base Yr 2016



97037 MILL POND LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,113
TOTAL MARKET OB/XF VALUE		8,551
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		312,664
SOH/AGL Deduction		158,054
ASSESSED VALUE		154,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,610
TOTAL JUST VALUE		312,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703988	H/AC	0	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/0405	3/17/2015	SW	Q	I	01	199,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: WINDHAM JEFFREY M &						
1956/1901	11/25/2014	WD	U	I	12	302,000
GRANTOR: FORBES JAMES K & DEBR						
GRANTEE: MATAWIN VENTURES TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 U2 L2 W7 D2 L2 USP=[YR=2013] N10 W14 S10 FOP=[YR=2001] S7 E12 U2 R2 N5 W14 $ E14$ S5 D2 L2 W24 S34 E12 FOP=[YR=2001] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E11 FGR=[YR=2001] S24 E21 N21 W14 N3 W7$ E7 S3 E14 N44$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,338.00	SF	4.00	4.00	100	2001	2001	3	82	4,389	
2	0810	CONCRETE A	0	100	0	0	217.00	SF	6.50	6.50	100	2008	2008	3	90	1,269	
3	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2008	2008	3	90	2,340	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	
5	0851	PATIO STON	0	100	0	0	141.00	SF	0.75	0.75	100	2010	2010	3	92	97	

LAND DESCRIPTION

TOTAL OB/XF 8,551

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	68,000							

REVIEW DATE 06/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS