LOT 10
IN OR 2050/1484
SPANISH OAKS UNIT 1-A PB 6/99

WILLIAMS FRANK Q
97020 MILL POND LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

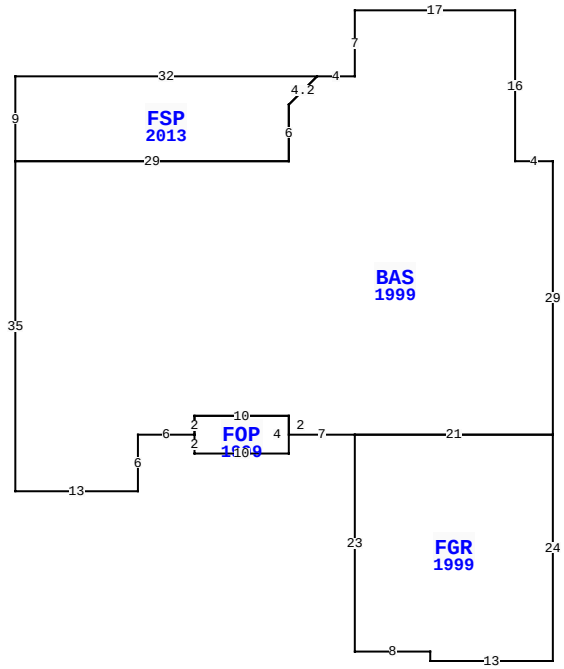
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,042	100	2,042	221,645
FGR	496	55	273	29,632
FOP	40	30	12	1,302
FSP	266	40	106	11,506
TOTALS	2,844		2,433	264,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,433	101.4790	120.51	293,201	1999	2002	0	0	0	9.93	90.07

1 SNGL FAM – 100% - 2017 Heated Area: 2042 HX Base Yr 2017



97020 MILL POND LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,086
TOTAL MARKET OB/XF VALUE		9,832
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		341,918
SOH/AGL Deduction		117,499
ASSESSED VALUE		224,419
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,419
TOTAL JUST VALUE		341,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007996	REPAIR/RRF	13,605	10/01/2020
9905717	NEW CONSTR	118,956	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/1484	5/31/2016	WD	Q	I	01	217,000
GRANTOR: GOLOB FRANCIS W & SUZ						
GRANTEE: WILLIAMS FRANK Q						
1908/0758	3/20/2014	WD	Q	I	02	212,000
GRANTOR: KIENLE ROBERT & AMY						
GRANTEE: GOLOB FRANCIS W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W4 N16 W17 S7 W4 FSP=[YR=2013] W32 S9 E29 N6 U3 R3 $ D3 L3 S6 W29 S35 E13 N6 E6 FOP=[YR=1999] S2 E10 N4 W10 S2$ N2 E10 S2 E7 FGR=[YR=1999] S23 E8 S1 E13 N24 W21$ E21 N29$.

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	0810	CONCRETE A	0	100	0	0	1,121.00	SF	6.50	6.50	100	1999	1999	3	79	5,756	
2	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1999	1999	3	79	1,068	
3	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00	10.00	100	2010	2010	3	64	2,765	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 9,832

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	0003		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