

HOLLAND DAVID D & PATRICIA L
94151 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

46-3N-28-576A-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

020305080304

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

20

03

05

03

14

08

03

04

1.

00

FACE BRICK 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 80

SHT VINYL 20

CENTRAL 100

AIR DUCTED 100

3 100

2 100

WOOD FRAME 100

1. 1. 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

02

0100

4021.00

Quality Level 02

SINGLE FAMILY

MKT AREA

04

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FEP

FGR

FOP

1,807

162

411

40

100

80

55

30

1,807

130

226

12

178,538

12,844

22,329

1,186

TOTALS

2,420

2,175

214,898

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

0810

CONCRETE A

0 100

46

3

138.00

SF

6.50

6.50

100

1999

1999

3

79

709

2

0810

CONCRETE A

0 100

0

0

1,664.00

SF

6.50

6.50

100

1999

1999

3

79

8,545

3

0462

ST/AL FNC

0 100

0

0

816.00

SF

10.00

10.00

100

2014

2014

3

78

6,365

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

100

0.00

0.00

1.00

LT

1.00

1.00

0.90

80,000.00

72,000.00

72,000

REVIEW DATE

06/20/2018

BY

KWX

Total Acres:

0.00

Total Land Value:

72,000

Market:

0

Agricultural:

0

Common:

72,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,175

100.5480

119.40

259,695

1999

1999

0

0

17.25

82.75

1 SNGL FAM - 100% - 2015

Heated Area: 1807

HX Base Yr 2015

24

16

12

10

3

6

21

15

7

11

16

5

8

5

5

14

18

13

10

11

3

10

21

24

FEP

1999

BAS

1999

FGR

1999

FOP

1999

BLD DATE

03/03/2023

NW

LGL DATE

LAND DATE

AG DATE

INC DATE

94151 WILLOW OAK LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

214,898

TOTAL MARKET OB/XF VALUE

15,619

TOTAL LAND VALUE - MARKET

72,000

TOTAL MARKET VALUE

302,517

SOH/AGL Deduction

135,135

ASSESSED VALUE

167,382

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

117,382

TOTAL JUST VALUE

302,517

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

268,978

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1927/0722

7/11/2014

WD Q

I

02

223,000

GRANTOR: JOHNSON WAYNE G & BON

GRANTEE: HOLLAND DAVID D & P

1702/0549

9/29/2010

WD Q

I

02

170,000

GRANTOR: JOHNSON DONNA M &

GRANTEE: JOHNSON WAYNE G & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 FEP=[YR=1999] N12 W16 S9 E10 S3 E6 \$ W6
N3 W10 N9 W24 S24 FGR=[YR=1999] S21 E21 N18 W10N3W11 \$ E11
S3 E10 S13 E10 FOP=[YR=1999] S5 E8 N5 W8 \$ E14 S5 E16 N11 E1
N7 W1 N15 \$.