LOT 17 IN OR 908/78
SPANISH OAKS UNIT 1-A PB 6/99

HOURIGAN ERIC A & KAREN M
94199 WILLOW OAK LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0017-0000

BUILDING CHARACTERISTICS

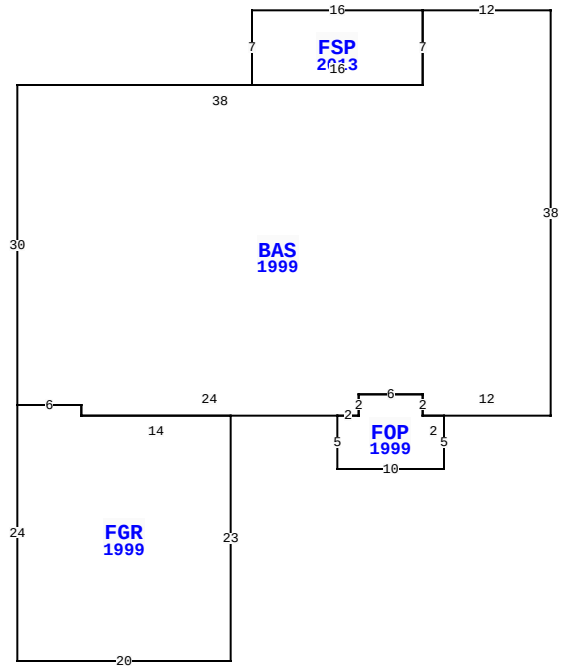
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,616	100	1,616	172,835
FGR	466	55	256	27,380
FOP	62	30	19	2,032
FSP	112	40	45	4,813
TOTALS	2,256		1,936	207,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,936	101.4790	120.51	233,307	1999	1999	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2000 Heated Area: 1616 HX Base Yr 2000



94199 WILLOW OAK 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		207,060
TOTAL MARKET OB/XF VALUE		5,135
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		284,195
SOH/AGL Deduction		135,877
ASSESSED VALUE		148,318
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,318
TOTAL JUST VALUE		284,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008484	1 DOOR	1,621	10/01/2020
R1615128	ROOF	9,580	07/01/2016
993991	H/AC	2,400	11/01/1999
996271	NEW CONSTR	91,866	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0908/0078	11/15/1999	WD	Q	I		125,600

GRANTOR: BRAYWICK JOINT VENTUR

GRANTEE: HOURIGAN ERIC A & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 FSP=[YR=2013] W16 S7 E16 N7 $ S7 W38 S30
FGR=[YR=1999] S24 E20 N23 W14 N1 W6 $ E6 S1 E24
FOP=[YR=1999] S5 E10 N5 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E12 N38
$.

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	1,000.00	SF	6.50	6.50	100	1999	1999	3	79	5,135	

LAND DESCRIPTION

TOTAL OB/XF 5,135

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	000134	C	SFR POND	100	0003		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