

LOT 19 & PARCEL 1-3 S 39-2N-28
IN OR 1663/229
SPANISH OAKS UNIT 1-A PB 6/99

SMITH MICHAEL P
94218 WILLOW OAK LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	210,135
BAS	361	100	361	39,143
FGR	405	55	223	24,180
FOP	66	30	20	2,169
FSP	184	40	74	8,024
PTO	258	5	13	1,410
UEP	120	60	72	7,807

TOTALS	3,332		2,701	292,866
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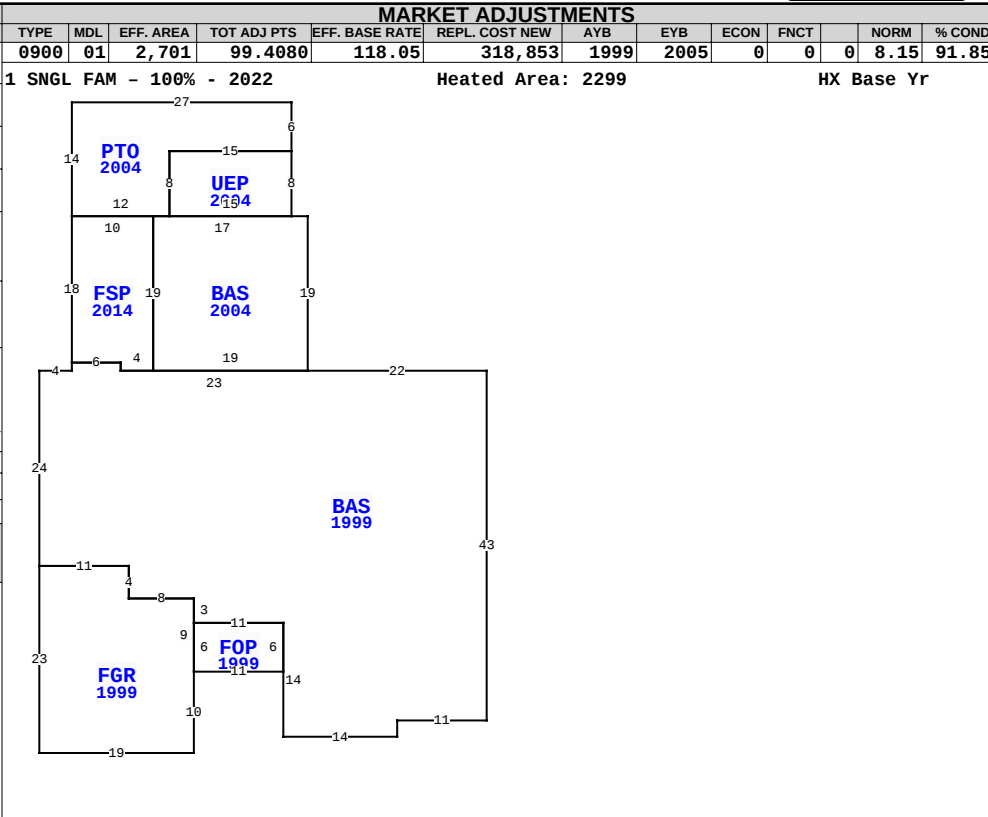
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1999	1999	3	84	2,940
2	0810	CONCRETE A	0	100	23	6		138.00	SF 6.50	6.50	100	1999	1999	3	79	709
3	0810	CONCRETE A	0	100	0	0		894.00	SF 6.50	6.50	100	1999	1999	3	79	4,591

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							
2	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,375.00	2,375.00	2,375							

REVIEW DATE 06/20/2018 BY KWX



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

94218 WILLOW OAK LN, FERNANDINA BEACH

TOTAL OB/XF																8,240
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							
2	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,375.00	2,375.00	2,375							

Total Acres: 0.00 Total Land Value: 70,375 Market: 0 Agricultural: 0 Common: 70,375

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,866
TOTAL MARKET OB/XF VALUE		8,240
TOTAL LAND VALUE - MARKET		70,375
TOTAL MARKET VALUE		371,481
SOH/AGL Deduction		0
ASSESSED VALUE		371,481
TOTAL EXEMPTION VALUE	13	371,481
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		371,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015365	WINDOWS	8,965	11/05/2021
9905996	NEW CONSTR	93,640	04/01/1999

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21015365	WINDOWS	8,965	11/05/2021
9905996	NEW CONSTR	93,640	04/01/1999

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1999] W22 BAS=[YR=2004] N19 W2 UEP=[YR=2004] N8						
PTO=[YR=2004] N6 W27 S14 FSP=[YR=2014] S18 E6 S1 E4 N19 W10\$						
E12 N8 E15\$ W15 S8 E15\$ W17 S19 E19\$ W23 N1 W6 S1 W4 S24						
FGR=[YR=1999] S23 E19 N10 FOP=[YR=1999] E11 N6 W11 S6\$ N9 W8						
N4 W11\$ E11 S4 E8 S3 E11 S14 E14 N2 E11 N43\$.						

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