

LOT 20
IN OR 2202/452
SPANISH OAKS UNIT 1-A PB 6/99

TARVIN LESLIE C/SEVERANCE ROBERT D III
94194 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0020-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 100	0900	01	1,737	107.6350	127.82	222,023	2000	2000	0	0	10.75	89.25	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 1384												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 90																										
Interior Floo	11	CLAY TILE 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	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	1,384	100	1,384	157,886																								
FGR	441	55	243	27,721																								
FOP	73	30	22	2,510																								
FSP	120	40	48	5,475																								
FSP	100	40	40	4,563																								
TOTALS			2,118	1,737	198,156																							
EXTRA FEATURES			94194 WILLOW OAK LN, FERNANDINA BEACH																									
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	2000	2000	3	85	2,975													
2	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	2000	2000	3	80	874													
3	0811	CONCRETE B	0 100	0	0	1,693.00	SF	5.20	5.20	100	2000	2000	3	80	7,043													
4	0479	VF PICKET	0 100	0	0	33.00	LF	10.00	10.00	100	2005	2005	3	69	228													
TOTAL OB/XF																	11,120											
LAND DESCRIPTION			TOTAL OB/XF														11,120											
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											
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																												