



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 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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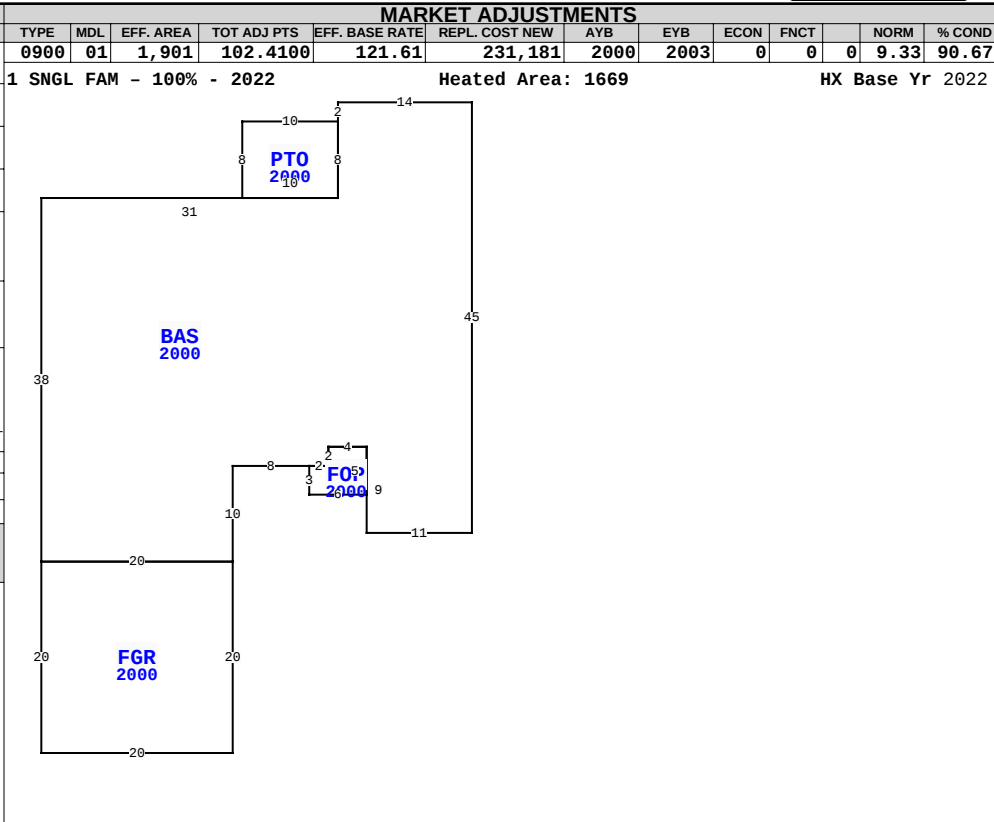
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1,669	184,030
FGR	400	55	220	24,258
FOP	26	30	8	882
PTO	80	5	4	441

TOTALS	2,175		1,901	209,612
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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
1	0810	CONCRETE A	0 100	45	3	135.00	SF	6.50	6.50	100	2000
2	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2000
3	1242	WD DECK A	0 100	21	8	168.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00

REVIEW DATE	06/20/2018	BY	KWX
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
94168 WILLOW OAK LN, FERNANDINA BEACH											

TOTAL OB/XF											
4,734											

Total Acres: 0.00	Total Land Value: 68,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						209,612					
TOTAL MARKET OB/XF VALUE						4,734					
TOTAL LAND VALUE - MARKET						68,000					
TOTAL MARKET VALUE						282,346					
SOH/AGL Deduction						19,904					
ASSESSED VALUE						262,442					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						212,442					
TOTAL JUST VALUE						282,346					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						254,798					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017423	REPAIR/RRF	7,282	12/16/2021
B2006524	REPAIR/RRF	10,855	08/01/2020
996640	NEW CONSTR	90,606	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2367/1548	6/05/2020	SW	U	I	18	220,000	
GRANTOR: SECRETARY OF VETERAN							
GRANTEE: DAY DAVID & MEGAN (							
2351/1759	1/06/2020	SW	U	I	18	100	
GRANTOR: BRANCH BANKING & TRUS							
GRANTEE: SECRETARY OF VETERA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W14 S2 PTO=[YR=2000] W10 S8 E10 N8\$ S8 W31 S38											
FGR=[YR=2000] S20 E20 N20 W20\$ E20 N10 E8 FOP=[YR=2000] S3 E6											
N5 W4 S2 W2\$ E2 N2 E4 S9 E11 N45\$.											