LOT 22
IN OR 2062/1525
SPANISH OAKS UNIT 1-A PB 6/99

REYNOLDS JENNIFER L
94148 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0022-0000

BUILDING CHARACTERISTICS

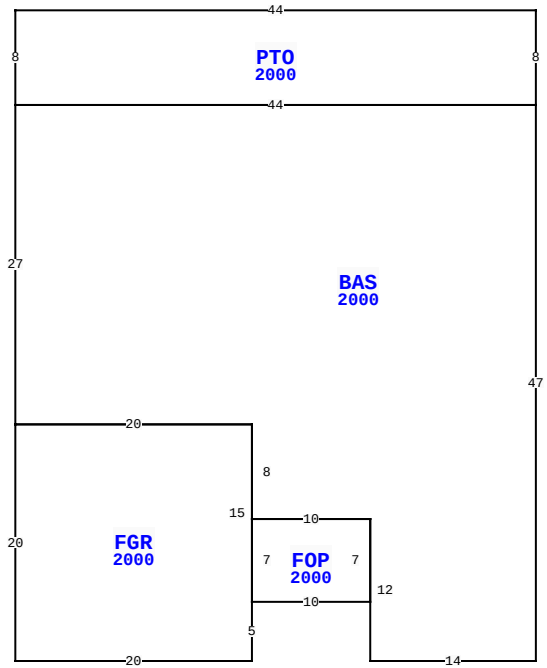
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,548	100	1,548	168,017
FGR	400	55	220	23,878
FOP	70	30	21	2,279
PTO	352	5	18	1,954
TOTALS	2,370		1,807	196,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	102.5050	121.72	219,948	2000	2000	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2017 Heated Area: 1548 HX Base Yr 2017



94148 WILLOW OAK LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,128
TOTAL MARKET OB/XF VALUE		3,926
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		268,054
SOH/AGL Deduction		93,862
ASSESSED VALUE		174,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,192
TOTAL JUST VALUE		268,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996645	NEW CONSTR	91,152	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/1525	7/27/2016	WD	Q	I	01	175,000
GRANTOR: D'AQUINO PATRICIA M &						
GRANTEE: REYNOLDS JENNIFER L						
2062/1518	8/03/2016	FJ	U	I	11	100
GRANTOR: CALLANAN THOMAS F EST						
GRANTEE: D'AQUINO PATRICIA M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W44 S8 BAS=[YR=2000] S27 FGR=[YR=2000] S20 E20 N5 FOP=[YR=2000] E10 N7 W10 S7$ N15 W20$ E20 S8 E10 S12 E14 N47 W44$ E44 N8$.

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	716.00	SF	6.50	6.50	100	2000	2000	3	80	3,723	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2000	2000	3	80	203	

LAND DESCRIPTION

TOTAL OB/XF 3,926

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	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