LOT 23
SPANISH OAKS UNIT 1-A PB 6/99

STREET CLARALEE L/E/
94130 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

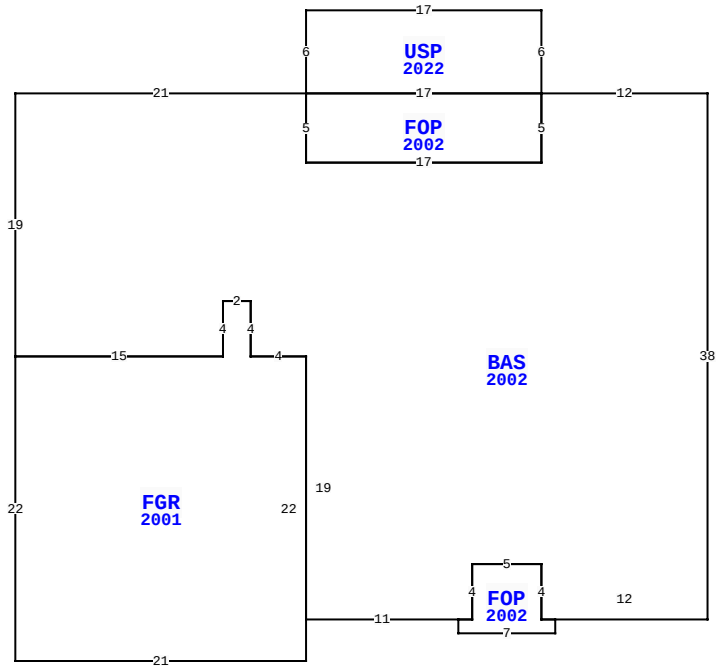
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1,388	154,041
FGR	470	55	258	28,633
FOP	27	30	8	888
FOP	85	30	26	2,885
USP	102	30	31	3,440
TOTALS	2,072		1,711	189,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,711	103.5500	122.97	210,402	2002	2002	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2017 Heated Area: 1388 HX Base Yr 2017



94130 WILLOW OAK LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,888
TOTAL MARKET OB/XF VALUE		3,727
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		261,615
SOH/AGL Deduction		89,054
ASSESSED VALUE		172,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,561
TOTAL JUST VALUE		261,615
NCON VALUE		4,116
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001652	ADDITION	3,053	01/28/2022
B1702368	REPAIR/RRF	9,560	04/01/2017
P015004	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/1489	11/12/2021	WD	U	I	11	100
GRANTOR: STREET CLARALEE						
GRANTEE: SWANSON DAVID ANTON						
2034/1017	3/17/2016	WD	Q	I	02	185,000
GRANTOR: FOX BARRY SCOTT						
GRANTEE: STREET CLARALEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 USP=[YR=2022] N6W17S6 FOP=[YR=2002] S5 E17N5W17$ E17$ S5 W17 N5 W21 S19 FGR=[YR=2001] S22 E21 N22 W4 N4 W2 S4 W15$ E15 N4 E2 S4 E4 S19 E11 FOP=[YR=2002] S1 E7 N1 W1 N4 W5 S4 W1$ E1 N4 E5 S4 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	0811	CONCRETE B	0	100	0	0	874.00	SF	5.20	5.20	100	2001	2001	3	82	3,727	

LAND DESCRIPTION

TOTAL OB/XF 3,727

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 09/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 08/02/2023 BY SYS