

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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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NEIGHBORHOOD/LOC	4021.00
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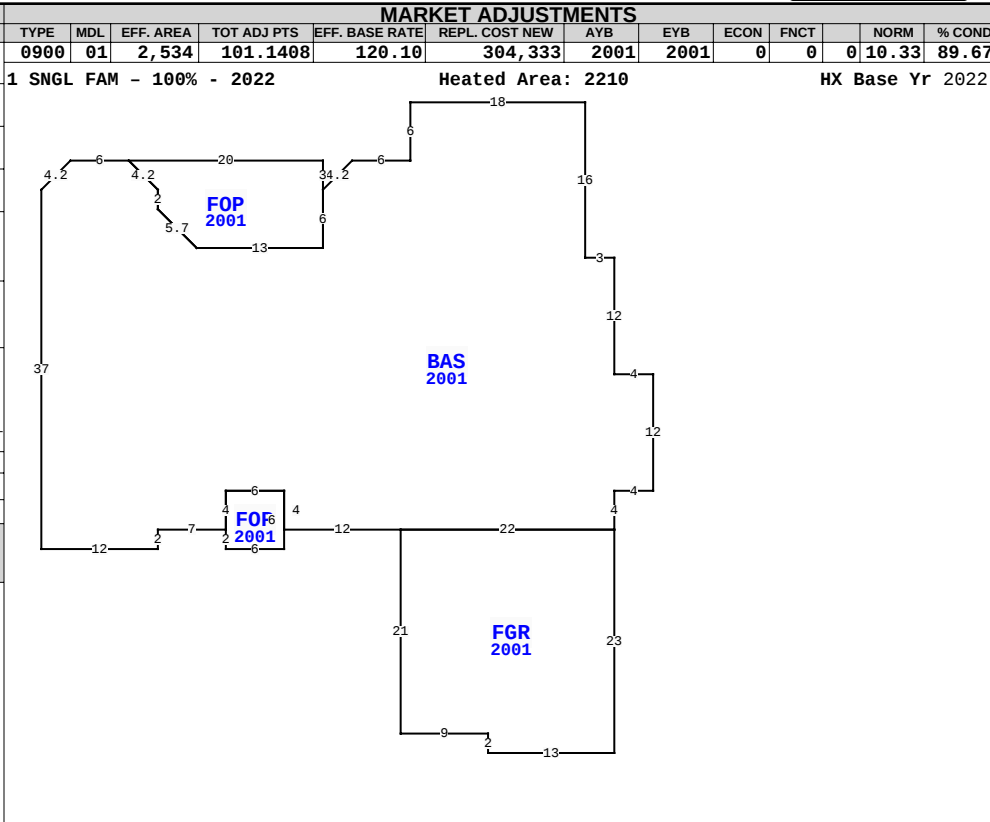
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100	2,210	238,003
FGR	488	55	268	28,862
FOP	36	30	11	1,185
FOP	150	30	45	4,847

TOTALS	2,884		2,534	272,895
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0855	CONC PAVER	0	100	0	0	314.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	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									
94100 WILLOW OAK LN, FERNANDINA BEACH									

TOTAL OB/XF									
9,445									

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		272,895	
TOTAL MARKET OB/XF VALUE		9,445	
TOTAL LAND VALUE - MARKET		68,000	
TOTAL MARKET VALUE		350,340	
SOH/AGL Deduction		37,525	
ASSESSED VALUE		312,815	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		262,815	
TOTAL JUST VALUE		350,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702624	REPAIR/RRF	17,750	04/01/2017
B007560	NEW CONSTR	105,313	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/1429	5/07/2021	WD	Q	I	01	360,000
GRANTOR: MULRAIN CATHY D						
GRANTEE: LOOFT DAVID E						
1569/1138	6/03/2008	WD	Q	I		237,500
GRANTOR: BERGHOEFER DAVID W &						
GRANTEE: MULRAIN CATHY D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W4 N12 W3 N16 W18 S6 W6 D3 L3 FOP=[YR=2001] N3W20 D3 R3 S2 D4 R4 E13 N6\$ S6 W13 U4 L4 N2 U3 L3 W6 D3 L3 S37 E12 N2 E7 FOP=[YR=2001] S2 E6 N6 W6 S4\$ N4 E6 S4 E12 FGR=[YR=2001] S21 E9 S2 E13 N23 W22 \$ E22 N4 E4 N12\$.									