LOT 26
IN OR 1428/808
SPANISH OAKS UNIT 1-A PB 6/99

SHRINER DEBRA J
94050 WILLOW OAKS LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0026-0000

BUILDING CHARACTERISTICS

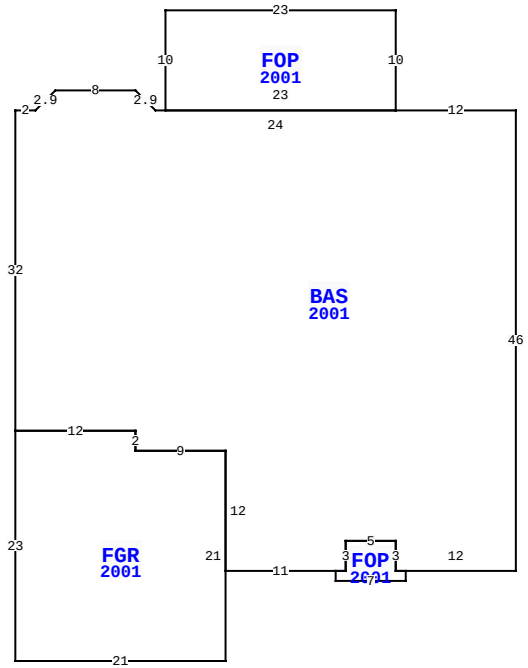
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,029	100	2,029	210,996
FGR	465	55	256	26,621
FOP	22	30	7	728
FOP	230	30	69	7,175
TOTALS	2,746		2,361	245,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,361	97.6619	115.97	273,805	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2003 Heated Area: 2029 HX Base Yr 2003



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

94050 WILLOW OAK LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,521
TOTAL MARKET OB/XF VALUE		6,801
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		320,322
SOH/AGL Deduction		157,340
ASSESSED VALUE		162,982
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		107,982
TOTAL JUST VALUE		320,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108148	NEW CONSTR	93,633	04/01/2001
B0108150	NEW CONSTR	82,830	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/0808	7/17/2006	QC	U	I	01	100
GRANTOR: SHRINER ANTHONY						
GRANTEE: SHRINER DEBRA J						
1000/1441	8/01/2001	WD	Q	I		137,800
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: SHRINER DEBRA J & A						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	889.00	SF	5.20	5.20	100	2001	2001	3	82	3,791	

BUILDING DIMENSIONS

BAS=[YR=2001] W12 FOP=[YR=2001] N10 W23 S10 E23 $ W24 U2 L2 W8 D2 L2 W2 S32 FGR=[YR=2001] S23 E21 N21 W9 N2 W12$ E12 S2 E9 S12 E11 FOP=[YR=2001] S1 E7 N1 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E12 N46$.

LAND DESCRIPTION

TOTAL OB/XF 6,801

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