LOT 27
IN OR 2129/1641
SPANISH OAKS UNIT 1-A PB 6/99

ALEXANDER MARGARET A & TODD
94032 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

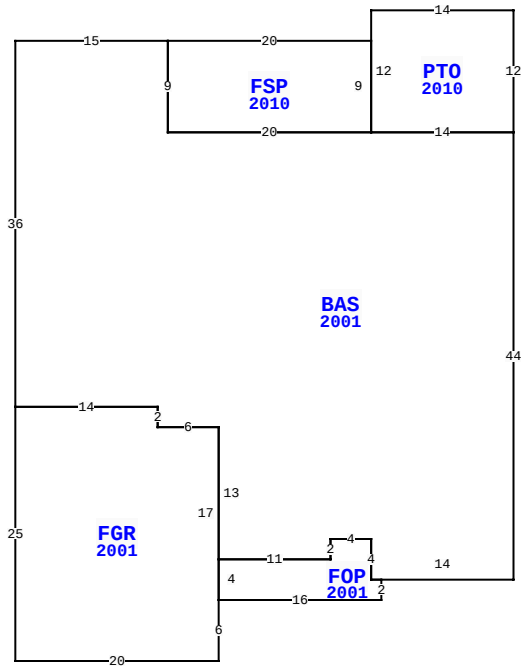
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,925	100	1,925	212,023
FGR	488	55	268	29,518
FOP	70	30	21	2,313
FSP	180	40	72	7,930
PTO	168	5	8	881
TOTALS	2,831		2,294	252,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,294	103.4341	122.83	281,772	2001	2001	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2020 Heated Area: 1925 HX Base Yr 2020



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

94032 WILLOW OAK LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,665
TOTAL MARKET OB/XF VALUE		9,438
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		330,103
SOH/AGL Deduction		91,894
ASSESSED VALUE		238,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,209
TOTAL JUST VALUE		330,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704541	H/AC	0	07/01/2017
B0108360	NEW CONSTR	94,847	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/1641	6/26/2017	WD	Q	I	01	237,500
GRANTOR: WEST CHARLES A						
GRANTEE: ALEXANDER MARGARET						
2093/0443	1/04/2017	TD	U	I	11	100
GRANTOR: WEST JUDY MARIE REVOC						
GRANTEE: WEST CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] N12 W14 S12 E14 $ BAS=[YR=2001] W14
FSP=[YR=2010] N9 W20 S9 E20 $ W20 N9 W15 S36 FGR=[YR=2001]
S25E 20 N6 FOP=[YR=2001] E16 N2 W1 N4 W4 S2 W11 S4 $ N17 W6
N2 W14 $ E14 S2 E6 S13 E11 N2 E4 S4 E14 N44 $.

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	886.00	SF	5.20	5.20	100	2001	2001	3	82	3,778	
2	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2005	2005	3	87	3,673	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2005	2005	3	69	1,987	

LAND DESCRIPTION

TOTAL OB/XF 9,438

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