LOT 28
IN OR 1620/40
SPANISH OAKS UNIT 1-A PB 6/99

OSBOURNE NORMA J/MADERSKI JACQUILINE & WALKTER
94012 WILLOW OAK LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-576A-0028-0000

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	11	CLAY TILE 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

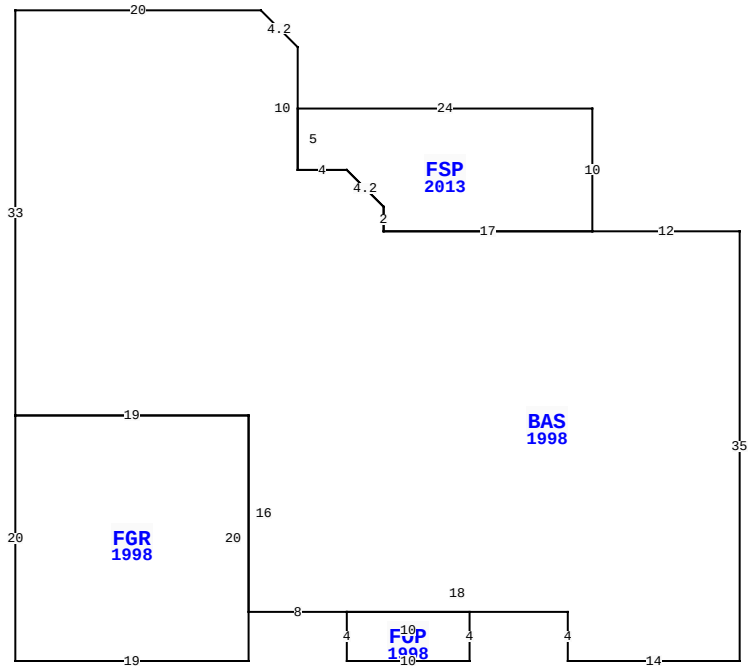
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2,021	211,781
FGR	380	55	209	21,901
FOP	40	30	12	1,257
FSP	210	40	84	8,802
TOTALS	2,651		2,326	243,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	100.0825	118.85	276,445	1998	1998	0	0	0	11.83	88.17

1 SNGL FAM – 100% - 2010 Heated Area: 2021 HX Base Yr 2010



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

94012 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		243,742
TOTAL MARKET OB/XF VALUE		7,456
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		319,198
SOH/AGL Deduction		154,773
ASSESSED VALUE		164,425
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		109,425
TOTAL JUST VALUE		319,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1620/0040	5/14/2009	WD	Q	I	01	210,000
GRANTOR: STUBEN BRUNO K & SALL						
GRANTEE: OSBOURNE NORMA J ET						
0943/0474	8/02/2000	WD	Q	I		142,000
GRANTOR: DUBOSE MODEL HOME INV						
GRANTEE: STUBEN BRUNO K & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 FSP=[YR=2013] N10 W24 S5 E4 D3 R3 S2 E17$ W17 N2 U3 L3 W4 N10 U3 L3 W20 S33 FGR=[YR=1998] S20 E19 N20 W19$ E19 S16 E8 FOP=[YR=1998] S4 E10 N4 W10$ E18 S4 E14 N35$.

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	1998	1998	3	83	2,905	
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	1998	1998	3	77	3,588	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1998	1998	3	77	315	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	27	648	

LAND DESCRIPTION

TOTAL OB/XF 7,456

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