



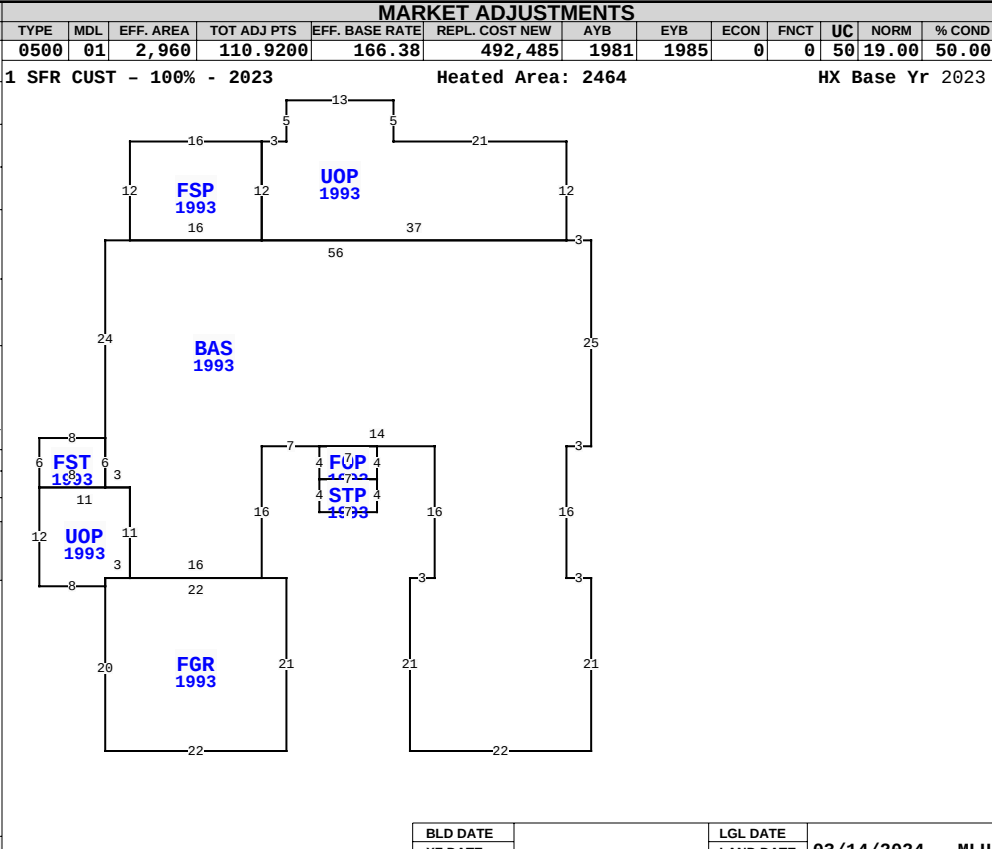
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100	2,464	204,980
FGR	462	55	254	21,131
FOP	28	30	8	666
FSP	192	40	77	6,406
FST	48	55	26	2,163
STP	28	10	3	250
UOP	129	20	26	2,163
UOP	509	20	102	8,486
TOTALS	3,860		2,960	246,242

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	2,058.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	
4	0850	PEBBLE WLK	0	100	0	0	144.00	SF	3.50	3.50	
5	0825	BRICK	0	100	36	6	216.00	SF	12.50	12.50	
6	0825	BRICK	0	100	0	0	71.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



4 WILLOW POND RD, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				03/14/2024		MLU	

TOTAL OB/XF											
12,505											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		246,242	
TOTAL MARKET OB/XF VALUE		12,505	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		758,747	
SOH/AGL Deduction		483,817	
ASSESSED VALUE		274,930	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		224,930	
TOTAL JUST VALUE		758,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		696,742	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0150	REPAIR/RRF	7,800	12/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2720/517	6/21/2024	WD	Q	I	01
GRANTOR: HARBIN CARLTON DENNIS					
GRANTEE: COE STEPHEN M & CON					
2515/0223	11/17/2021	WD	Q	I	01
GRANTOR: BOYLE RICHARD M & MAR					
GRANTEE: HARBIN CARLTON DENN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 UOP=[YR=1993] N12 W21 N5 W13S5W3											
FSP=[YR=1993] W16 S12 E16 N12 \$ S12 E37 \$ W56 S24											
FST=[YR=1993] W8 S6 UOP=[YR=1993] S12 E8 FGR=[YR=1993] S20											
E22N21 W22 S1 \$ N1 E3 N11 W11\$ E8 N6\$S6 E3 S11 E16 N16											
E7FOP=[YR=1993] S4 STP=[YR=1993] S4 E7 N4 W7\$ E7 N4 W7 \$ E14											
S16 W3 S21 E22 N21 W3 N16 E3 N25 \$.											