

LOT 10
IN OR 968/1601
SEA MARSH VILLAGE 1 PB 4/11

SATURDAY SUSAN G
6 WILLOW POND ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1900-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	02	SHED 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,061	100	2,061	270,378
FGR	357	55	196	25,713
FOP	111	30	33	4,329
FOP	122	30	37	4,854
FST	20	55	11	1,443
FST	96	55	53	6,953
FST	156	55	86	11,282
FUS	378	100	378	49,589
UOP	6	20	1	131
UOP	40	20	8	1,049
TOTALS	4,907		3,325	436,198

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1976
2	0861	POOL GUNIT	0 100	0	0	273.00	SF	34.00	34.00	100	1976
3	0803	ASPHALT C	0 100	0	0	2,347.00	SF	2.00	2.00	100	1976
4	0810	CONCRETE A	0 100	0	0	88.00	SF	6.50	6.50	100	1972
5	1242	WD DECK A	0 100	9	3	27.00	SF	10.00	10.00	100	1984
6	1242	WD DECK A	0 100	9	6	54.00	SF	10.00	10.00	100	1984
7	0445	BOX FNC 5'	0 100	0	0	13.00	LF	8.10	8.10	100	1984

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,325	110.7036	166.06	552,150	1976	1981	0	0	21.00	79.00
1 SFR CUST - 100% - 2003											
Heated Area: 2439											
HX Base Yr 2003											
FLOOR PLAN: BAS 1993, USP 1993, FOP 1993, FUS 1993, FST 1993, FGR 1993, UOP 1993											
** This building has 12 Sub-Areas											
6 WILLOW POND RD, FERNANDINA BEACH											

TOTAL OB/XF											
5,278											
BLD DATE: 03/14/2024, LGL DATE: 03/14/2024, XF DATE: 03/14/2024, INC DATE: 03/14/2024, AG DATE: 03/14/2024											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		436,198	
TOTAL MARKET OB/XF VALUE		5,278	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		941,476	
SOH/AGL Deduction		489,557	
ASSESSED VALUE		451,919	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		351,919	
TOTAL JUST VALUE		941,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		872,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8497	GARAGE	5,440	11/09/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0968/1601	1/30/2001	WD	Q	I	
GRANTOR: DEMIRAY SOUAD A & JAN					230,000
GRANTEE: SATURDAY SUSAN G					
0601/0759	7/09/1990	WD	Q	I	
GRANTOR: HILDEBRAND THOMAS					215,000
GRANTEE: DEMIRAY SOUAD & J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W5 FST=[YR=1993] W6 USP=[YR=1993] W52 S11 BAS=[YR=1993] W2 S25 FST=[YR=1993] S4 UOP=[YR=1993] W3 S5 E8 N5 W5 \$ E5 N4 W5 \$ E5 S21 W5 S18 E24 FOP=[YR=1993] S4 E9 N2 E8 FGR=[YR=1993] S14 E21 N17 W2 FST=[YR=1993] N8 W12 S8 E12 \$ W19 S3 \$ N9 W10 S7 W7 \$ E7 N7 E10 S6 E7 N8 E12 N27 W13 S21 W22 N2 W1 N47 W22 \$ E22 S28 E10 UOP=[YR=1993] S2 E3 N2 W3 \$ E26 N13 W6 N26 \$ S26 E6 N26 \$ S14 E5 N14 \$ PTR= E10 FUS=[YR=1993] E1 N2 E23 N7 E5 S4 E7 S16 W19 FOP=[YR=1993] N7 W9 S7 W7 S3 E16 N3 \$ N10 W13 S2 W1 S6 W3 N9 \$ W10 \$.											