LOT 12
IN OR 2002/1483
SEA MARSH VILLAGE 1 PB 4/11

MILLER CLARA V
10 WILLOW POND
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1900-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

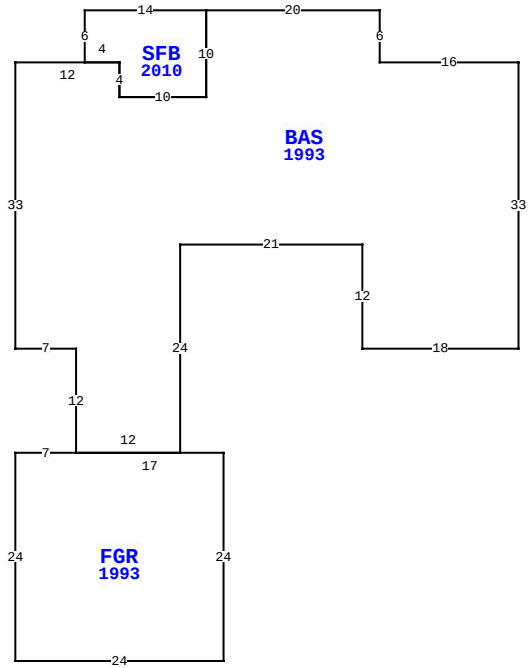
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1,886	313,987
FGR	576	55	317	52,775
SFB	124	80	99	16,482
TOTALS	2,586		2,302	383,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,302	130.9574	196.44	452,205	1983	1990	0	0	0	15.25	84.75

1 SFR CUST – 100% - 2021 Heated Area: 1985 HX Base Yr 2021



10 WILLOW POND RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		383,244
TOTAL MARKET OB/XF VALUE		3,336
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		886,580
SOH/AGL Deduction		301,498
ASSESSED VALUE		585,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		535,082
TOTAL JUST VALUE		886,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		818,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/1483	9/11/2015	WD	Q	I	02	530,000
GRANTOR: WEC FAMILY LLC						
GRANTEE: MILLER CLARA V						
1778/1725	2/10/2012	WD	Q	I	02	450,000
GRANTOR: BEHRLE MARTHA W						
GRANTEE: WEC FAMILY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N6 W20 SFB=[YR=2010] W14 S6 E4 S4 E10 N10 $ S10 W10 N4 W12 S33 E7 S12 FGR=[YR=1993] W7 S24 E24 N24 W17 $ E12 N24 E21 S12 E18 N33 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
2	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00	4.00	100	1983	1983	3	41	1,929	
3	0850	PEBBLE WLK	0	100	0	0	189.00	SF	3.50	3.50	100	1986	1986	3	49.5	327	

LAND DESCRIPTION

TOTAL OB/XF 3,336

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS