

ALBRIGHT CHARLES A & ROSEMARY
13 WILLOW POND RD
FERNANDINA BEACH, FL 32034

01-6N-29-1900-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 14 WD SHINGLE 100										0500 01 3,004 106.7430 160.11 480,970 1992 1992 0 0 15.50 84.50										Tax Group: 5 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2008 Heated Area: 2630 HX Base Yr 2008										BUILDING MARKET VALUE 406,420									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 15,671									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 650,000									
Interior Floo 12 HARDWOOD 50																				TOTAL MARKET VALUE 1,072,091									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 514,536									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 557,555									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 507,555									
Bathrooms 2.5 100																				TOTAL JUST VALUE 1,072,091									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,004,257									
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 1,887 100 1,887 255,298																													
BAS 80 100 80 10,824																													
FGR 477 55 262 35,447																													
FOP 126 30 38 5,141																													
FOP 132 30 40 5,411																													
FUS 663 100 663 89,699																													
UOP 170 20 34 4,600																													
TOTALS 3,535 3,004 406,420																													
EXTRA FEATURES										13 WILLOW POND RD, FERNANDINA BEACH																			
L N 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 1992 1992 3 72 1,440																													
2 0850 PEBBLE WLK 0 100 0 0 1,300.00 SF 3.50 3.50 100 1992 1992 3 64 2,912																													
3 0861 POOL GUNIT 0 100 28 12 336.00 SF 85.00 85.00 100 1992 1992 3 20 5,712																													
4 1126 CB/STC 8" 0 100 30 7 210.00 SF 8.00 8.00 100 1992 1992 3 64 1,075																													
5 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 1992 1992 3 29 87																													
6 0910 SCRNM L 0 100 0 0 882.00 SF 16.50 16.50 100 1993 1993 3 20 2,911																													
7 0850 PEBBLE WLK 0 100 0 0 303.00 SF 3.50 3.50 100 1992 1992 3 64 679																													
8 0825 BRICK 0 100 0 0 18.00 SF 12.50 12.50 100 2002 2002 3 95 214																													
9 0825 BRICK 0 100 0 0 54.00 SF 12.50 12.50 100 2002 2002 3 95 641																													
LAND DESCRIPTION										TOTAL OB/XF 15,671																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000140 C SFR GOLF A 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 650,000.00 650,000.00 650,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000										PRINTED 08/06/2024 BY SYS									