



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
------------------	----------

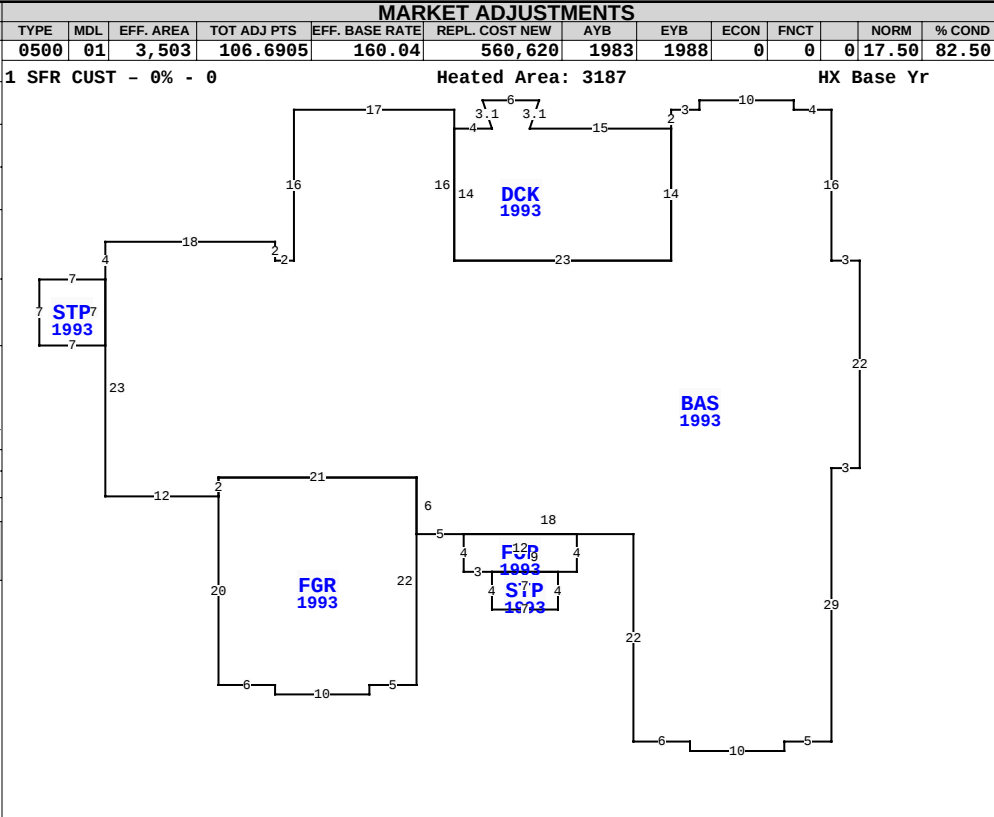
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,187	100	3,187	420,789
DCK	337	10	34	4,489
FGR	472	55	260	34,328
FOP	48	30	14	1,849
STP	28	10	3	396
STP	49	10	5	660

TOTALS	4,121		3,503	462,512
--------	-------	--	-------	---------

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
1	0504	FP-ELECTRI	0	
2	1126	CB/STC 8"	0	
3	0855	CONC PAVER	0	
4	0855	CONC PAVER	0	

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00



9 WILLOW POND RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
1	0504	FP-ELECTRI	0	
2	1126	CB/STC 8"	0	
3	0855	CONC PAVER	0	
4	0855	CONC PAVER	0	

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		462,512
TOTAL MARKET OB/XF VALUE		10,228
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,122,740
SOH/AGL Deduction		233,624
ASSESSED VALUE		889,116
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		889,116
TOTAL JUST VALUE		1,122,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,052,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217763	H/AC	0	11/01/2012
R1213173	ROOF	14,250	10/01/2012
B960426	REPAIR/RRF	3,650	01/01/1996
B916982	ADDITION	23,800	02/01/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2450/1179	4/01/2021	WD	Q	I	01
					SALE PRICE
					795,000

GRANTOR: BROOKS TRUST					
GRANTEE: MASSENGALE DAVID &					
2078/0271	9/30/2016	SW	U	I	11
GRANTOR: BROOKS WILLIAM C & AU					
GRANTEE: BROOKS TRUST					

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1993] W3 N16 W4 N1 W10 S1 W3 S2 DCK=[YR=1993] W15 U3 R1 W6 D3 R1 W4 S14 E23 N14\$ S14 W23 N16 W17 S16 W2 N2 W18 S4 STP=[YR=1993] W7 S7 E7 N7\$S23 E12 FGR=[YR=1993] S20 E6 S1 E10 N1 E5 N22 W21 S2 \$N2 E21 S6 E5 FOP=[YR=1993] S4 E3 STP=[YR=1993] S4 E7 N4 W7\$ E9 N4 W12 \$ E18 S22 E6 S1 E10 N1 E5 N29 E3 N22\$.														