



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	277,262
FGR	600	55	330	44,852
FOP	24	30	7	951
FSP	132	40	53	7,204
SFB	102	80	82	11,145
UOP	81	20	16	2,175

TOTALS	2,979		2,528	343,587
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	1,200.00	SF	2.00	2.00
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00
3	0858	SCULP CONC	0	0	0	80.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,528	109.1664	163.75	413,960	1983	1983	0	0	0	17.00	83.00	
1 SFR CUST - 0% - 0													
Heated Area: 2122													
HX Base Yr													
3 WILLOW POND RD, FERNANDINA BEACH													
BLD DATE: 05/07/2024 MLU													

TOTAL OB/XF													
3,133													

TOTAL OB/XF													
3,133													

Market:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	343,587		
TOTAL MARKET OB/XF VALUE	3,133		
TOTAL LAND VALUE - MARKET	650,000		
TOTAL MARKET VALUE	996,720		
SOH/AGL Deduction	216,436		
ASSESSED VALUE	780,284		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	780,284		
TOTAL JUST VALUE	996,720		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	930,569		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006861	POOL	76,000	06/10/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2717/1081	5/17/2024	QC	U	I	11	100	
GRANTOR: CLAYMAN MARK HOWARD &							
GRANTEE: CLAYMAN MARK H REVO							
2702/1142	3/28/2024	WD	Q	I	01	1,401,000	
GRANTOR: NADEAU FAMILY ENTERPR							
GRANTEE: CLAYMAN MARK HOWARD							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W19 N6 W21 FSP=[YR=2010] N3 W12 S11 E12 N8\$ S8 W12 S7 W14 S22 SFB=[YR=2010] S3 FOP=[YR=1994] W8S3 FGR=[YR=1993] S24 E25 N24 W25 \$ E8 N3\$ S3E17N6W17\$ E17 N12E11 UOP=[YR=1993] S9 E9 N9 W9 \$ E9 S14 E4 S8 E25 N41 \$.													