



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 20
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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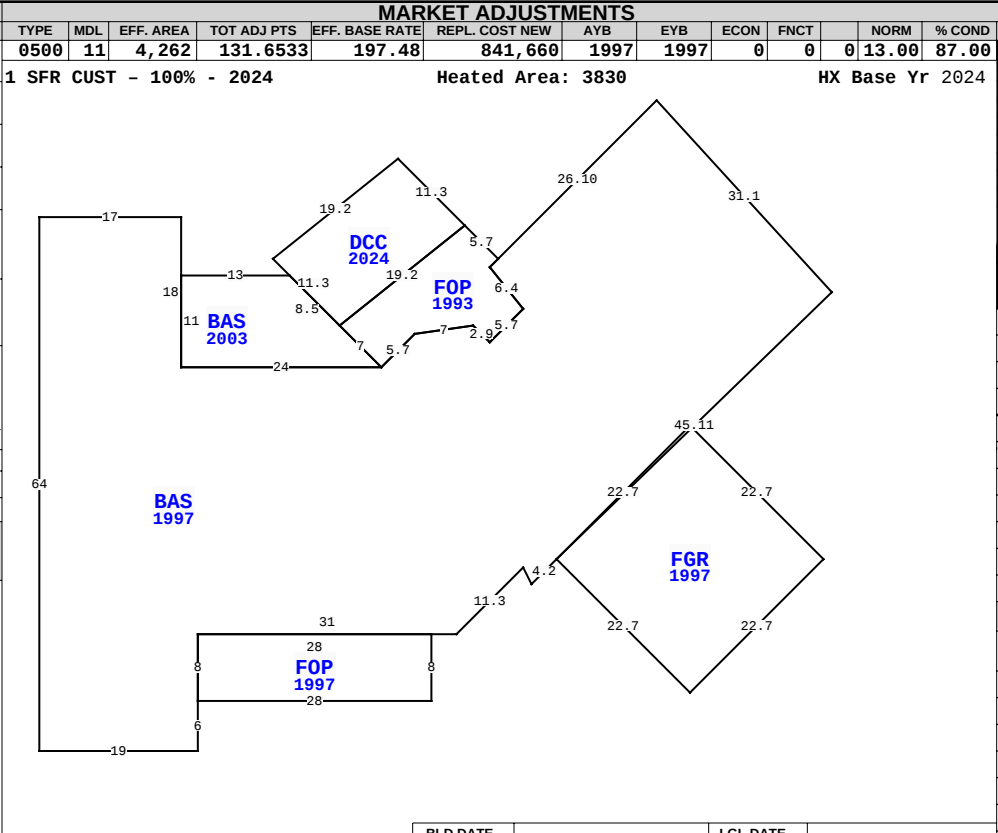
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,626	100	3,626	622,974
BAS	204	100	204	35,049
DCC	216	15	32	5,498
FGR	512	55	282	48,449
FOP	171	30	51	8,762
FOP	224	30	67	11,511

TOTALS	4,953		4,262	732,244
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,321.00	SF	4.00
3	1125	CB/STC 6"	0	100	0	0	68.00	SF	7.35
4	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50
5	0858	SCULP CONC	0	100	0	0	103.00	SF	13.00
6	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00

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	100		RSF-1	0.00	0.00	1.00



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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		732,244	
TOTAL MARKET OB/XF VALUE		11,377	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,393,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,393,621	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		1,343,621	
TOTAL JUST VALUE		1,393,621	
NCON VALUE		186,328	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,184,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012967	20*18 DECK	20,000	10/09/2023
230004839	RMDL KITCH, BATHS,	250,000	04/13/2023
R035360	REPAIR/RRF	1,500	08/01/2003
B9603368	NEW CONSTR	210,000	10/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2624/1557	3/10/2023	WD	Q	I	02
GRANTOR: KROLL LOIS ANN					
GRANTEE: OVERDYK MARK A & KA					
1739/0430	5/02/2011	WD	U	I	30
GRANTOR: KROLL LOIS ANN & ARNO					
GRANTEE: KROLL LOIS ANN & AR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997;ORIG=0,0] U23L21 D19L19 D1L1 D5R4 D4L4 U2L2 D1L7 D4L4 W24 N18 W17 S64 E19 N6 N8 E31 U8R8 D2R1 U3R3 U32R33 \$									
FGR=[YR=1997;ORIG=-33,32] D16R16 U16R16 U16L16 D16L16 \$									
FOP=[YR=1997;ORIG=-76,49] E28 N8 W28 S8 \$									
BAS=[YR=2003;ORIG=-59,4] U6L6 W13 S11 E24 U5L5 \$									
FOP=[YR=1993;ORIG=-41,-3] U1R1 U4L4 D12L15 D5R5 U4R4 U1R7 D2R2 U4R4 U5L4 \$									
DCC=[YR=2024;ORIG=-67,-4] U12R15 D8R8 D12L15 U8L8 \$									