

LOT 10
IN OR 2050/1484
SPANISH OAKS UNIT 1-A PB 6/99

WILLIAMS FRANK Q
97020 MILL POND LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2,042	232,011
FGR	496	55	273	31,018
FOP	40	30	12	1,363
FSP	266	40	106	12,044

TOTALS	2,844		2,433	276,436
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,121.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50
3	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	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
0900	01	2,433	101.4790	126.85	308,626	1999	2002	0	0
1 SNGL FAM - 100% - 2017									
Heated Area: 2042									
HX Base Yr 2017									

97020 MILL POND LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	04/03/2024
	INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	100	0	0	1,121.00	SF	6.50	6.50	100	1999	1999	3	77	5,611	
2	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1999	1999	3	77	1,041	
3	0462	ST/AL FNC	0	100	108	0	432.00	SF	10.00	10.00	100	2010	2010	3	60	2,592	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

TOTAL OB/XF													9,478	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00				

Total Acres: 0.00	Total Land Value: 95,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					276,436				
TOTAL MARKET OB/XF VALUE					9,478				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					380,914				
SOH/AGL Deduction					149,762				
ASSESSED VALUE					231,152				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					181,152				
TOTAL JUST VALUE					380,914				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					341,918				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007996	REPAIR/RRF	13,605	10/01/2020
9905717	NEW CONSTR	118,956	01/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2050/1484	5/31/2016	WD	Q	I	01	217,000	
GRANTOR:GOLOB FRANCIS W & SUZ							
GRANTEE:WILLIAMS FRANK Q							
1908/0758	3/20/2014	WD	Q	I	02	212,000	
GRANTOR:KIENLE ROBERT & AMY							
GRANTEE:GOLOB FRANCIS W & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W4 N16 W17 S7 W4 FSP=[YR=2013] W32 S9 E29 N6 U3 R3 \$ D3 L3 S6 W29 S35 E13 N6 E6 FOP=[YR=1999] S2 E10 N4 W10 S2\$ N2 E10 S2 E7 FGR=[YR=1999] S23 E8 S1 E13 N24 W21\$ E21 N29\$.									