

LOT 15
IN OR 1927/722
SPANISH OAKS UNIT 1-A PB 6/99

HOLLAND DAVID D & PATRICIA L
94151 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

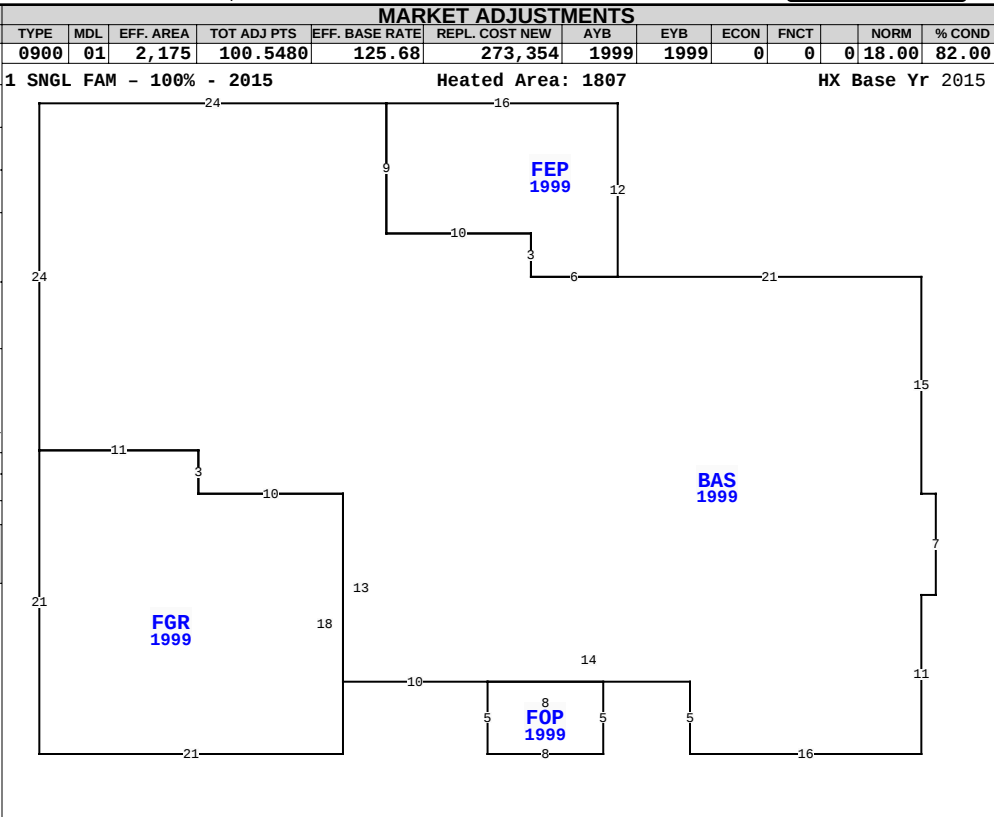
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	1,807	186,225
FEP	162	80	130	13,397
FGR	411	55	226	23,291
FOP	40	30	12	1,237

TOTALS	2,420		2,175	224,150
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50	100	1999
2	0810	CONCRETE A	0 100	0	0	1,664.00	SF	6.50	6.50	100	1999
3	0462	ST/AL FNC	0 100	0	0	816.00	SF	10.00	10.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/03/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF											
15,139											

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15,139											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		224,150	
TOTAL MARKET OB/XF VALUE		15,139	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		334,289	
SOH/AGL Deduction		161,886	
ASSESSED VALUE		172,403	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		122,403	
TOTAL JUST VALUE		334,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103546	ROOF	15,000	03/24/2021
9905823	NEW CONSTR	98,000	03/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1927/0722	7/11/2014	WD Q	Q	I	02
GRANTOR: JOHNSON WAYNE G & BON					
GRANTEE: HOLLAND DAVID D & P					
1702/0549	9/29/2010	WD Q	Q	I	02
GRANTOR: JOHNSON DONNA M &					
GRANTEE: JOHNSON WAYNE G & B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W21 FEP=[YR=1999] N12 W16 S9 E10 S3 E6 \$ W6 N3 W10 N9 W24 S24 FGR=[YR=1999] S21 E21 N18 W10N3W11 \$ E11 S3 E10 S13 E10 FOP=[YR=1999] S5 E8 N5 W8 \$ E14 S5 E16 N11 E1 N7 W1 N15 \$.											