LOT 19 & PARCEL 1-3 S 39-2N-28
IN OR 1663/229
SPANISH OAKS UNIT 1-A PB 6/99

SMITH MICHAEL P
94218 WILLOW OAK LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0019-0000

BUILDING CHARACTERISTICS

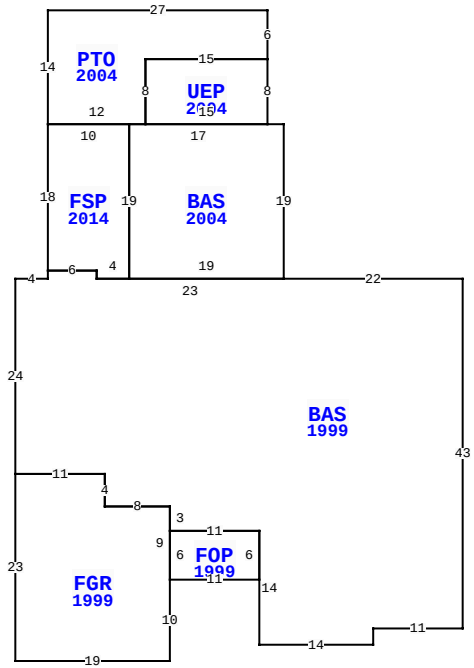
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	219,985
BAS	361	100	361	40,978
FGR	405	55	223	25,313
FOP	66	30	20	2,270
FSP	184	40	74	8,400
PTO	258	5	13	1,475
UEP	120	60	72	8,173
TOTALS	3,332		2,701	306,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,701	99.4080	124.26	335,626	1999	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2022 Heated Area: 2299 HX Base Yr



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

94218 WILLOW OAK LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,594
TOTAL MARKET OB/XF VALUE		8,070
TOTAL LAND VALUE - MARKET		107,000
TOTAL MARKET VALUE		421,664
SOH/AGL Deduction		39,039
ASSESSED VALUE		382,625
TOTAL EXEMPTION VALUE	13	382,625
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		421,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015365	WINDOWS	8,965	11/05/2021
9905996	NEW CONSTR	93,640	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1663/0229	2/12/2010	WD	Q	I	01	190,000
GRANTOR: ALLISON ROBERT S & CA						
GRANTEE: SMITH MICHAEL P						
1663/0227	2/12/2010	WD	U	I	11	100
GRANTOR: ALLISON LANDS INC						
GRANTEE: ALLISON ROBERT S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 BAS=[YR=2004] N19 W2 UEP=[YR=2004] N8 PTO=[YR=2004] N6 W27 S14 FSP=[YR=2014] S18 E6 S1 E4 N19 W10$ E12 N8 E15$ W15 S8 E15$ W17 S19 E19$ W23 N1 W6 S1 W4 S24 FGR=[YR=1999] S23 E19 N10 FOP=[YR=1999] E11 N6 W11 S6$ N9 W8 N4 W11$ E11 S4 E8 S3 E11 S14 E14 N2 E11 N43$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	23	6	138.00	SF	6.50	6.50	100	1999	1999	3	77	691	
3	0810	CONCRETE A	0	100	0	0	894.00	SF	6.50	6.50	100	1999	1999	3	77	4,474	

LAND DESCRIPTION

TOTAL OB/XF 8,070

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.15	80,000.00	12,000.00	12,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 08/06/2024 BY SYS