



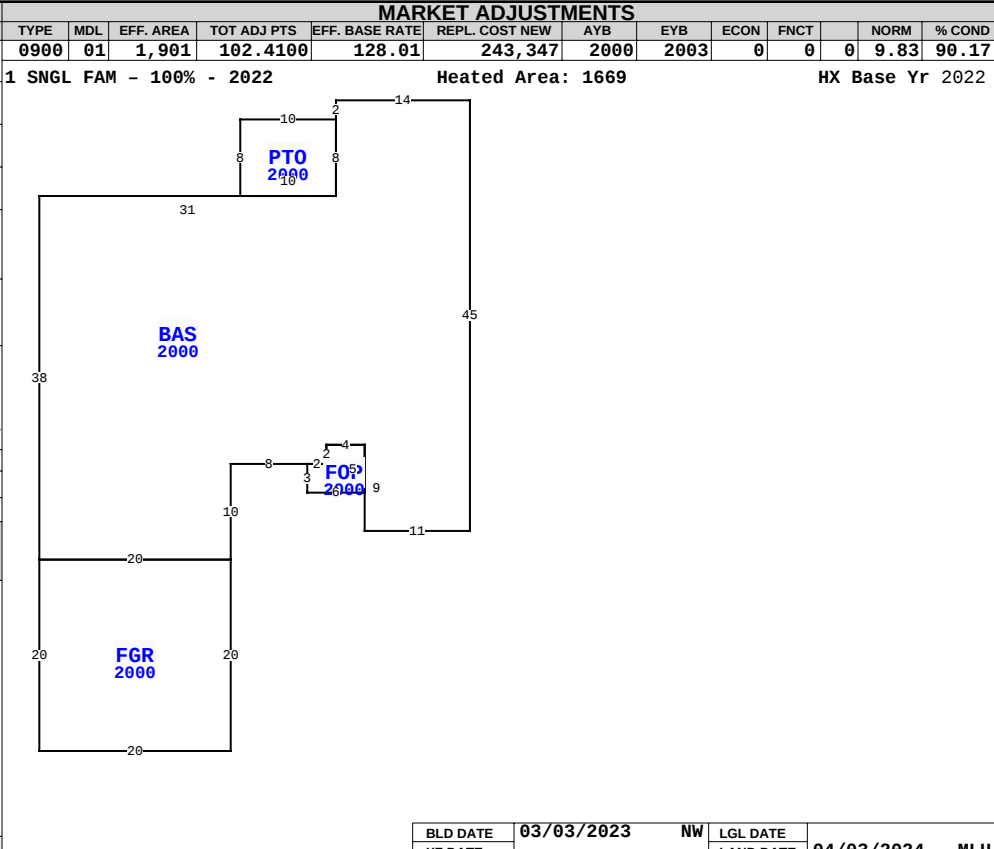
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	1,669	100	1,669	192,647
FGR	400	55	220	25,394
FOP	26	30	8	923
PTO	80	5	4	462
TOTALS	2,175		1,901	219,426

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	45	3	135.00	SF	6.50	6.50	100	2000
2	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	6.50	100	2000
3	1242	WD DECK A	0 100	21	8	168.00	SF	10.00	10.00	100	2005

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	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	



94168 WILLOW OAK LN, FERNANDINA BEACH											
TOTAL OB/XF 4,629											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
219,426											
TOTAL MARKET OB/XF VALUE											
4,629											
TOTAL LAND VALUE - MARKET											
95,000											
TOTAL MARKET VALUE											
319,055											
SOH/AGL Deduction											
48,740											
ASSESSED VALUE											
270,315											
TOTAL EXEMPTION VALUE											
50,000											
BASE TAXABLE VALUE											
220,315											
TOTAL JUST VALUE											
319,055											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
282,346											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017423	REPAIR/RRF	7,282	12/16/2021
B2006524	REPAIR/RRF	10,855	08/01/2020
996640	NEW CONSTR	90,606	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2367/1548	6/05/2020	SW	U	I	18	220,000	
GRANTOR: SECRETARY OF VETERAN							
GRANTEE: DAY DAVID & MEGAN (							
2351/1759	1/06/2020	SW	U	I	18	100	
GRANTOR: BRANCH BANKING & TRUS							
GRANTEE: SECRETARY OF VETERA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W14 S2 PTO=[YR=2000] W10 S8 E10 N8\$ S8 W31 S38											
FGR=[YR=2000] S20 E20 N20 W20\$ E20 N10 E8 FOP=[YR=2000] S3 E6											
N5 W4 S2 W2\$ E2 N2 E4 S9 E11 N45\$.											