LOT 25
SPANISH OAKS UNIT 1-A PB 6/99

MILLS DANIEL J & NINA
94072 WILLOW OAK LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

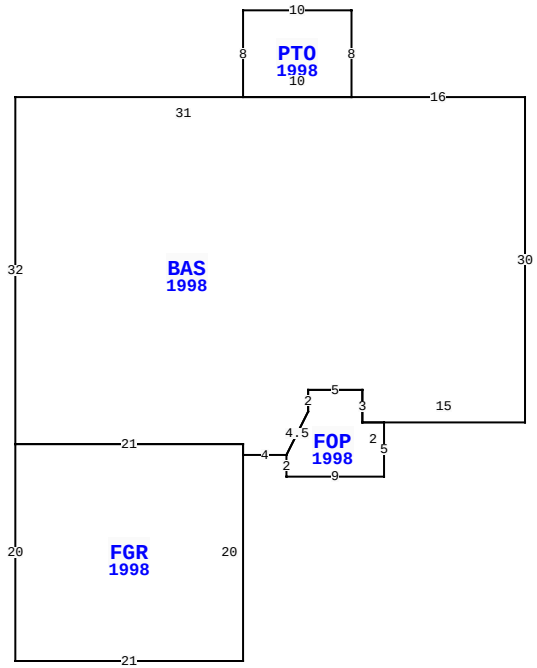
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,451	100	1,451	180,788
FGR	420	55	231	28,782
FOP	58	30	17	2,118
PTO	80	5	4	499
TOTALS	2,009		1,703	212,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,703	107.3500	134.19	228,526	1998	2008	0	0	0	7.15	92.85

1 SNGL FAM – 100% - 2023 Heated Area: 1451 HX Base Yr 2023



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

94072 WILLOW OAK LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,186
TOTAL MARKET OB/XF VALUE		17,579
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		324,765
SOH/AGL Deduction		29,299
ASSESSED VALUE		295,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,466
TOTAL JUST VALUE		324,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806726	(17) WINDOWS	8,345	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1758	6/30/2022	WD	Q	I	01	396,000
GRANTOR: RITCH WILLIAM A & SAV						
GRANTEE: MILLS DANIEL J & NI						
2217/1508	8/10/2018	WD	Q	I	01	208,000
GRANTOR: SCHEFF WILLIAM & JEAN						
GRANTEE: RITCH WILLIAM A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 PTO=[YR=1998] N8 W10 S8 E10 $ W31 S32
FGR=[YR=1998] S20 E21 N20 W21 $ E21 S1 E4 FOP=[YR=1998] S2 E9
N5 W2 N3 W5 S2 L2 D4 $ U4 R2 N2 E5 S3 E15 N30$.

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	1998	1998	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	1,122.00	SF	5.20	5.20	100	1998	1998	3	75	4,376	
3	0471	VINYL FNC	1	100	0	0	324.00	LF	32.00	32.00	100	2023	2023		100	10,368	

LAND DESCRIPTION

TOTAL OB/XF 17,579

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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS