

LOT 27
IN OR 2129/1641
SPANISH OAKS UNIT 1-A PB 6/99

ALEXANDER MARGARET A & TODD
94032 WILLOW OAK LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 60
Interior Floo	11	CLAY TILE 40
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

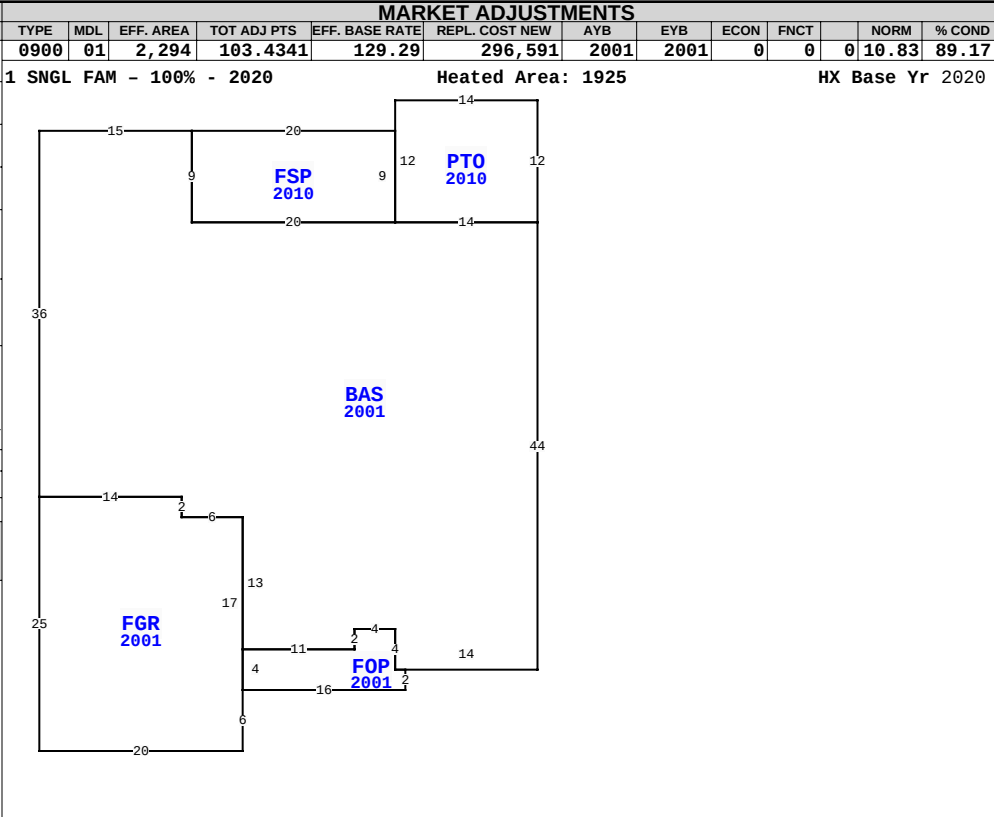
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1,925	221,929
FGR	488	55	268	30,897
FOP	70	30	21	2,421
FSP	180	40	72	8,301
PTO	168	5	8	922

TOTALS	2,831		2,294	264,470
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	886.00	SF	5.20
2	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00



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

94032 WILLOW OAK LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,470
TOTAL MARKET OB/XF VALUE	9,218
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	368,688
SOH/AGL Deduction	123,333
ASSESSED VALUE	245,355
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	195,355
TOTAL JUST VALUE	368,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704541	H/AC	0	07/01/2017
B0108360	NEW CONSTR	94,847	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/1641	6/26/2017	WD	Q	I	01	237,500
GRANTOR: WEST CHARLES A						
GRANTEE: ALEXANDER MARGARET						
2093/0443	1/04/2017	TD	U	I	11	100
GRANTOR: WEST JUDY MARIE REVOC						
GRANTEE: WEST CHARLES A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2010] N12 W14 S12 E14 \$ BAS=[YR=2001] W14 FSP=[YR=2010] N9 W20 S9 E20 \$ W20 N9 W15 S36 FGR=[YR=2001] S25E 20 N6 FOP=[YR=2001] E16 N2 W1 N4 W4 S2 W11 S4 \$ N17 W6 N2 W14 \$ E14 S2 E6 S13 E11 N2 E4 S4 E14 N44 \$.									

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000		