



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 80
Interior Floo	11	CLAY TILE 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
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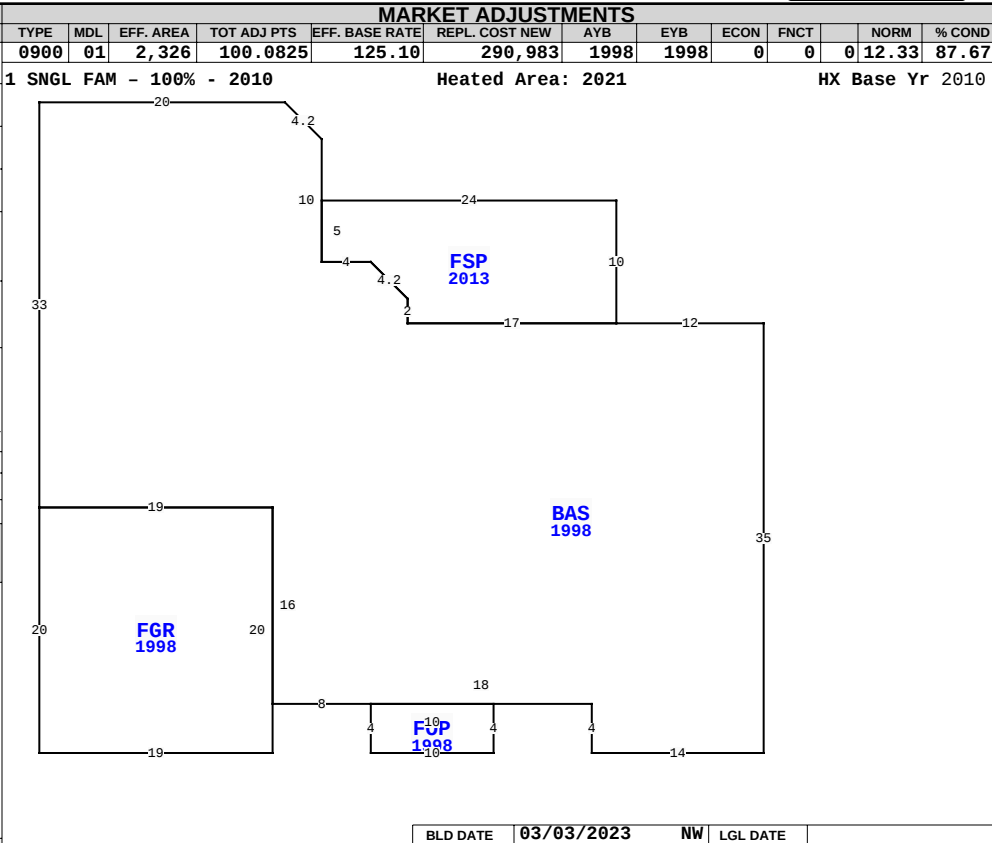
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2,021	221,653
FGR	380	55	209	22,922
FOP	40	30	12	1,316
FSP	210	40	84	9,212
TOTALS	2,651		2,326	255,105

EXTRA FEATURES		
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L N	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		896.00	SF 5.20	5.20	100	1998	1998	3	75	3,494
3	0810	CONCRETE A	0	100	21	3		63.00	SF 6.50	6.50	100	1998	1998	3	75	307
4	0940	SHEDS/PORT	0	100	10	8		80.00	SF 30.00	30.00	100	2005	2005	3	24	576

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



94012 WILLOW OAK LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	04/03/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		255,105			
TOTAL MARKET OB/XF VALUE		7,212			
TOTAL LAND VALUE - MARKET		95,000			
TOTAL MARKET VALUE		357,317			
SOH/AGL Deduction		187,959			
ASSESSED VALUE		169,358			
TOTAL EXEMPTION VALUE		55,000		HX HB WX	
BASE TAXABLE VALUE		114,358			
TOTAL JUST VALUE		357,317			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		319,198			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/1421	5/29/2024	WD	Q	I	01	391,000
GRANTOR: MADERSKI JACQUILINE &						
GRANTEE: ONDA MAUREEN ANN						
1620/0040	5/14/2009	WD	Q	I	01	210,000
GRANTOR: STUBEN BRUNO K & SALL						
GRANTEE: OSBOURNE NORMA J ET						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1998] W12 FSP=[YR=2013] N10 W24 S5 E4 D3 R3 S2 E17\$ W17 N2 U3 L3 W4 N10 U3 L3 W20 S33 FGR=[YR=1998] S20 E19 N20 W19\$ E19 S16 E8 FOP=[YR=1998] S4 E10 N4 W10\$ E18 S4 E14 N35\$.		