LOT 43
IN OR 1159/964
SPANISH OAKS UNIT 1-A PB 6/99

AUTRY ANTONIO B & TAMI H
94101 WILLOW OAK LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0043-0000

BUILDING CHARACTERISTICS

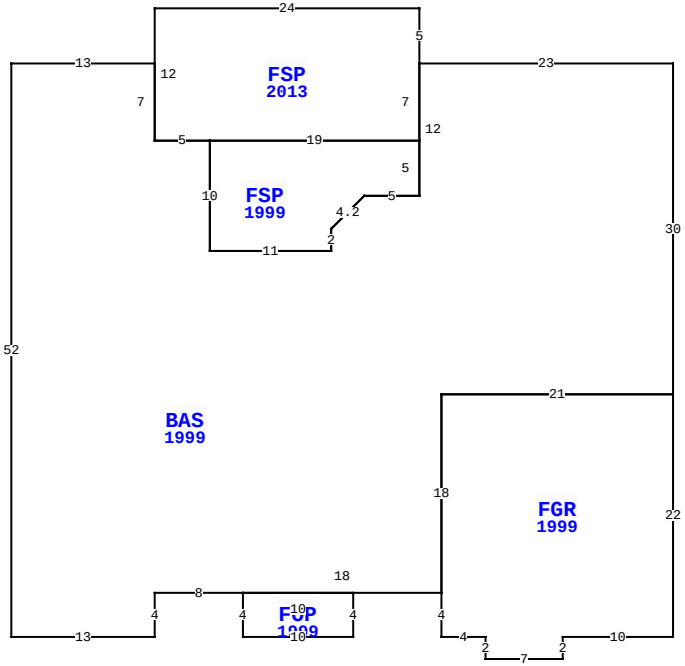
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,232	100	2,232	247,450
FGR	476	55	262	29,046
FOP	40	30	12	1,330
FSP	155	40	62	6,873
FSP	288	40	115	12,749
TOTALS	3,191		2,683	297,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,683	102.6912	128.36	344,390	1999	1999	0	0	0	13.63	86.37

1 SNGL FAM – 100% - 2000 Heated Area: 2232 HX Base Yr 2000



94101 WILLOW OAK LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,450
TOTAL MARKET OB/XF VALUE		6,719
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		399,169
SOH/AGL Deduction		198,687
ASSESSED VALUE		200,482
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		145,482
TOTAL JUST VALUE		399,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905832	NEW CONSTR	108,295	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1159/0964	8/05/2003	QC	U	I	07	100
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: AUTRY ANTONIO B & T						
0892/1028	7/23/1999	WD	Q	I		159,500
GRANTOR: BRAYWICK JOINT VENTUR						
GRANTEE: AURTY ANTONIO B & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 FSP=[YR=2013] N5 W24 S12 E5 FSP=[YR=1999] S10 E11 N2 U3 R3 E5 N5 W19$ E19 N7$ S12 W5 D3 L3 S2 W11 N10 W5 N7 W13 S52 E13 N4 E8 FOP=[YR=1999] S4 E10 N4 W10$ E18 FGR=[YR=1999] S4 E4 S2 E7 N2 E10 N22 W21 S18$ N18 E21 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	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1999	1999	3	77	751	
2	0810	CONCRETE A	0	100	54	16	864.00	SF	6.50	6.50	100	1999	1999	3	77	4,324	
3	1242	WD DECK A	0	100	0	0	415.00	SF	10.00	10.00	100	2005	2005	3	24	996	
4	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2010	2010	3	45	648	

LAND DESCRIPTION

TOTAL OB/XF 6,719

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