LOT 2
FOREST HILLS # 1 PB 2/76

WATSON WILLIE F & JOYCE K L/E/
329 STANLEY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0002-0000

BUILDING CHARACTERISTICS

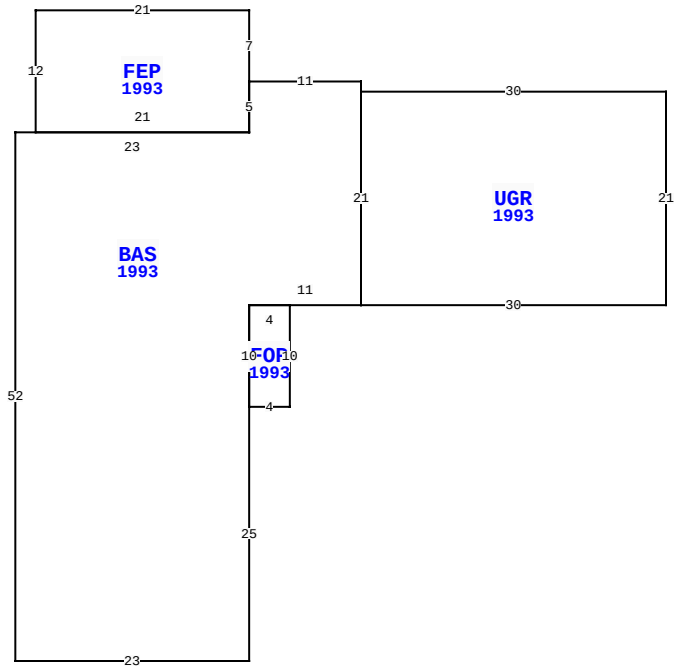
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1993	1,438	138,441
FEP	252	80	1993	202	19,447
FOP	40	30	1993	12	1,155
UGR	630	45	1993	284	27,341
TOTALS	2,360			1,936	186,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	112.6020	112.60	217,994	1958	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 0 Heated Area: 1438 HX Base Yr



329 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,385
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		500,585
SOH/AGL Deduction		343,796
ASSESSED VALUE		156,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,067
TOTAL JUST VALUE		500,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081498	REPAIR/RRF	8,250	09/25/2008
9627B	SWIM POOL	8,500	02/26/1996
7597	XFOB	1,500	03/24/1993
7512B	REPAIR/RRF	2,800	01/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2777/1803	3/28/2025	LE	U	I	11	100

GRANTOR: WATSON WILLIE F & JOY

GRANTEE: MAJOR FRAN WATSON

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W30 BAS=[YR=1993] N1 W11 FEP=[YR=1993] N7 W21 S12 E21 N5$ S5 W23 S52 E23 N25 FOP=[YR=1993] E4 N10 W4 S10$ N10 E11 N21$ S21 E30 N21$.

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	0	0	1,136.00	SF	6.50	6.50	100	1958	1958	3	20	1,477	
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	1958	1958	3	20	38	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1958	1958	3	20	400	
4	0825	BRICK	0	100	0	0	114.00	SF	12.50	12.50	100	1958	1958	3	34	485	
5	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2008	2008	3	88	440	
6	1242	WD DECK A	0	100	0	0	638.00	SF	10.00	10.00	100	1993	1993	3	20	1,276	
7	0861	POOL GUNIT	0	100	14	30	420.00	SF	85.00	85.00	100	1996	1996	3	20	7,140	
8	0845	KOOL DECK	0	100	0	0	580.00	SF	7.25	7.25	100	1996	1996	3	70	2,944	

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	RES	100	0006	R-1	100.00	200.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS