

LOT 8
IN OR 1980/1709
SEA MARSH VILLAGE 1 PB 4/11

NIELSEN NANNETTE W & KENT C
2 WILLOW POND
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	2017	1,196	279,149
FCP	228	25	2017	57	13,304
FDG	336	60	2017	202	47,147
FOP	96	30	2017	29	6,769
FOP	256	30	2017	77	17,972
FSP	416	40	2017	166	38,745
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FUS	1,196	100	2017	1,196	279,149
STP	18	10	2017	2	467
STP	20	10	2017	2	467
TOTALS	4,178			3,093	721,911

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2017	2017	3	100	20,000	
2	0855	CONC PAVER	0	100	0	0	4,613.00	SF	10.00	10.00	100	2017	2017	3	96	44,285	
3	0810	CONCRETE A	0	100	0	0	308.00	SF	6.50	6.50	100	2017	2017	3	96	1,922	

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,093	152.2913	240.62	744,238	2017	2017	0	0	0	97.00
1 SFR CUST - 100% - 2018											
Heated Area: 2392											
HX Base Yr 2018											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
66,207											

TOTAL OB/XF											
66,207											

Total Acres:	0.00	Total Land Value:	500,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			721,911
TOTAL MARKET OB/XF VALUE			66,207
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,288,118
SOH/AGL Deduction			596,034
ASSESSED VALUE			692,084
TOTAL EXEMPTION VALUE			VP HX HB VX
BASE TAXABLE VALUE			564,812
TOTAL JUST VALUE			127,272
TOTAL JUST VALUE			1,288,118
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,255,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632107	CO ISSUED	0	01/06/2017
B1632107	NEW CONSTR	317,515	04/19/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1980/1709	5/19/2015	WD	Q	V	01
GRANTOR:MOBLEY WILLIAM T JR					
GRANTEE:NIELSEN NANNETTE W					
0321/0001	9/01/1980	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2017] W6 FOP=[YR=2017] N16 W6 BAS=[YR=2017] N9 W26											
FSP=[YR=2017] W1 STP=[YR=2017] N4 W5 S4 E5\$ W11 S12 E4 S34											
FOP=[YR=2017] S6 E8 S2 STP=[YR=2017] S2 E9 N2 W9\$ E26 N8 W34\$											
E8 N46\$ S46 E26 N37\$ S16 E6\$ W6 S19 E12 N19\$ PTR=E25											
FSP=[YR=2017] E12 FUS=[YR=2017] E26 S46 W26 N46\$ S46 W8 N34											
W4 N12\$ W25\$ PTR=E25 N25 FDG=[YR=2017] E24 S14 W24 N14\$ S25											
W25\$.											