LOT 10
IN OR 968/1601
SEA MARSH VILLAGE 1 PB 4/11

SATURDAY SUSAN G
6 WILLOW POND ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0010-0000

BUILDING CHARACTERISTICS

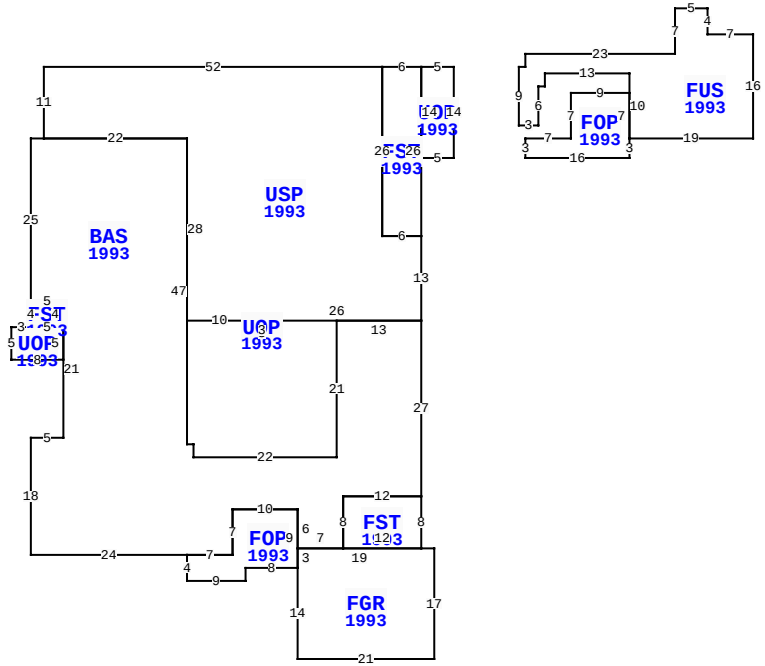
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100	1993	2,061	282,985
FGR	357	55	1993	196	26,911
FOP	111	30	1993	33	4,531
FOP	122	30	1993	37	5,081
FST	20	55	1993	11	1,510
FST	96	55	1993	53	7,277
FST	156	55	1993	86	11,808
FUS	378	100	1993	378	51,901
UOP	6	20	1993	1	137
UOP	40	20	1993	8	1,098
TOTALS	4,907			3,325	456,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,325	110.7036	174.91	581,576	1976	1981	0	0	0	21.50	78.50

1 SFR CUST – 100% - 2003 Heated Area: 2439 HX Base Yr 2003



** This building has 12 Sub-Areas

6 WILLOW POND RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		456,537
TOTAL MARKET OB/XF VALUE		5,232
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		961,769
SOH/AGL Deduction		496,744
ASSESSED VALUE		465,025
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		364,303
TOTAL JUST VALUE		961,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		941,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8497	GARAGE	5,440	11/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/1601	1/30/2001	WD	Q	I		230,000
GRANTOR: DEMIRAY SOUAD A & JAN						
GRANTEE: SATURDAY SUSAN G						
0601/0759	7/09/1990	WD	Q	I		215,000
GRANTOR: HILDEBRAND THOMAS						
GRANTEE: DEMIRAY SOUAD & J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 FST=[YR=1993] W6 USP=[YR=1993] W52 S11 BAS=[YR=1993] W2 S25 FST=[YR=1993] S4 UOP=[YR=1993] W3 S5 E8 N5 W5 $ E5 N4 W5 $ E5 S21 W5 S18 E24 FOP=[YR=1993] S4 E9 N2 E8 FGR=[YR=1993] S14 E21 N17 W2 FST=[YR=1993] N8 W12 S8 E12 $ W19 S3 $ N9 W10 S7 W7 $ E7 N7 E10 S6 E7 N8 E12 N27 W13 S21 W22 N2 W1 N47 W22 $ E22 S28 E10 UOP=[YR=1993] S2 E3 N2 W3 $ E26 N13 W6 N26 $ S26 E6 N26 $ S14 E5 N14 $ PTR= E10 FUS=[YR=1993] E1 N2 E23 N7 E5 S4 E7 S16 W19 FOP=[YR=1993] N7 W9 S7 W7 S3 E16 N3 $ N10 W13 S2 W1 S6 W3 N9 $ W10 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	0861	POOL GUNIT	0	100	0	0	273.00	SF	34.00	34.00	100	1976	1976	3	20	1,856	
3	0803	ASPHALT C	0	100	0	0	2,347.00	SF	2.00	2.00	100	1976	1976	3	50	2,347	
4	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100	1972	1972	3	22	126	
5	1242	WD DECK A	0	100	9	3	27.00	SF	10.00	10.00	100	1984	1984	3	20	54	
6	1242	WD DECK A	0	100	9	6	54.00	SF	10.00	10.00	100	1984	1984	3	20	108	
7	0445	BOX FNC 5'	0	100	0	0	13.00	LF	8.10	8.10	100	1984	1984	3	20	21	

LAND DESCRIPTION

TOTAL OB/XF 5,232

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 04/24/2020 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS