LOT 11
SEA MARSH VILLAGE #1 PB 4/11

BLANTON JOAN L/E/
8 WILLOW POND ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1900-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

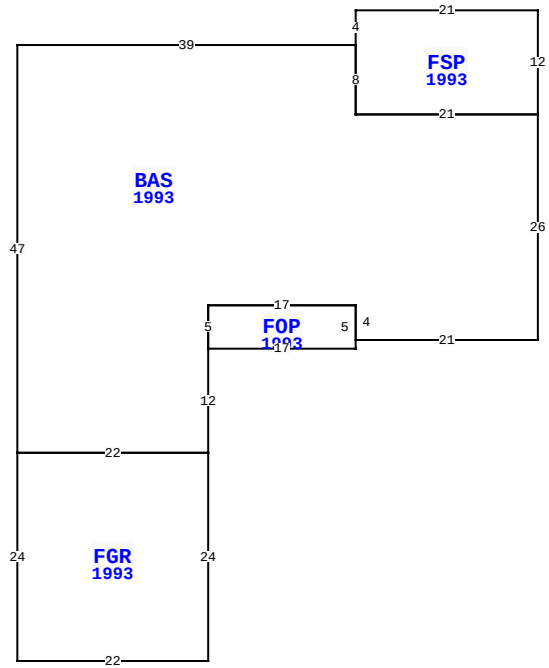
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	1993	2,090	310,907
FGR	528	55	1993	290	43,140
FOP	85	30	1993	26	3,868
FSP	252	40	1993	101	15,025
TOTALS	2,955			2,507	372,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,507	113.0976	178.69	447,976	1975	1985	0	0	0	16.75	83.25

1 SFR CUST – 100% - 2007 Heated Area: 2090 HX Base Yr 2007



8 WILLOW POND RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		372,940
TOTAL MARKET OB/XF VALUE		3,934
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		876,874
SOH/AGL Deduction		462,779
ASSESSED VALUE		414,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		363,373
TOTAL JUST VALUE		876,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		859,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4569	NEW CONSTR	2,800	12/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1340	6/19/2020	WD	U	I	11	100
GRANTOR: BLANTON JOAN						
GRANTEE: HARRIS ROBERT PARKS						
1396/0178	3/14/2006	TD	Q	I		431,500
GRANTOR: BREWER CHARLES C TRUS						
GRANTEE: BLANTON JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W21 S4 BAS=[YR=1993] W39 S47 FGR=[YR=1993] S24 E22 N24 W22$ E22 N12 FOP=[YR=1993] E17 N5 W17 S5 $ N5 E17 S4 E21 N26 W21N8$ S8 E21 N12$.

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	1980	1980	3	44	880	
2	0810	CONCRETE A	0	100	0	0	212.00	SF	6.50	6.50	100	1980	1980	3	30	413	
3	0850	PEBBLE WLK	0	100	0	0	1,636.00	SF	3.50	3.50	100	1985	1985	3	44	2,519	
4	0850	PEBBLE WLK	0	100	0	0	79.00	SF	3.50	3.50	100	1985	1985	3	44	122	

LAND DESCRIPTION

TOTAL OB/XF 3,934

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