



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

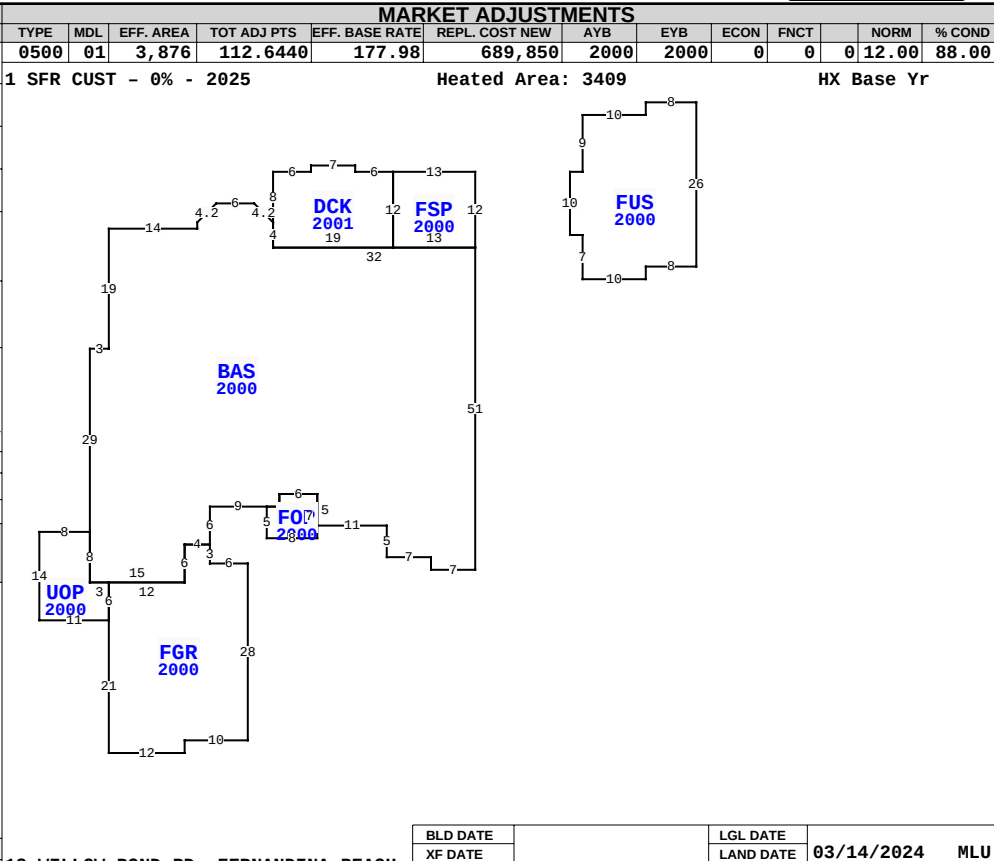
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,921	100	2000	2,921	457,494
DCK	235	10	2001	24	3,759
FGR	616	55	2000	339	53,095
FOP	52	30	2000	16	2,506
FSP	156	40	2000	62	9,711
FUS	488	100	2000	488	76,432
UOP	130	20	2000	26	4,072

TOTALS	4,598			3,876	607,068
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,818.00	SF	4.00
3	0858	SCULP CONC	0	0	0	0	58.00	SF	13.00
4	1242	WD DECK A	0	0	0	0	736.00	SF	10.00



12 WILLOW POND RD, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/14/2024 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			607,068
TOTAL MARKET OB/XF VALUE			12,376
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,119,444
SOH/AGL Deduction			0
ASSESSED VALUE			1,119,444
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,119,444
TOTAL JUST VALUE			1,119,444
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,092,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428244	DECK	4,000	01/01/2014
B9906219	NEW CONSTR	157,267	06/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2734/1990	8/30/2024	WD	Q	I	01
GRANTOR: STUDLEY BRUCE C FAMIL					
GRANTEE: LYBERGER JOHN D JR					
2040/0421	3/25/2016	MS	U	I	11
GRANTOR: STUDLEY BRUCE C REVOC					
GRANTEE: STUDLEY BRUCE C EXE					

BUILDING NOTES									
FSP=[YR=2000] W13 DCK=[YR=2001] W6 N1 W7 S1 W6 S8									
BAS=[YR=2000] L3 U3 W6 D3 L3 S1 W14 S19 W3 S29									
UOP=[YR=2000] W8 S14 E11 FGR=[YR=2000] S21 E12 N2E10 N28 W6									
N3 W4 S6 W12 S6 \$ N6 W3 N8 \$ S8 E15 N6 E4 N6 E9 FOP=[YR=2000]									
S5 E8 N7 W6 S2 W2 \$ E2 N2 E6 S5 E11 S5 E7 S2 E7 N51 W32 N4 \$									
S4 E19 N12 \$ S12 E13 N12 \$ PTR= E15 FUS=[YR=2000] E2N9 E10									
N2 E8 S26 W8 S2 W10 N7 W2 N10 \$ W15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
12,376									

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							