LOT 22
SEA MARSH VILLAGE #1 PB 4/11

**OVERDYK MARK A & KARLA M**
1 WILLOW POND RD
FERNANDINA BEACH, FL 32034

**2025**

**01-6N-29-1900-0022-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

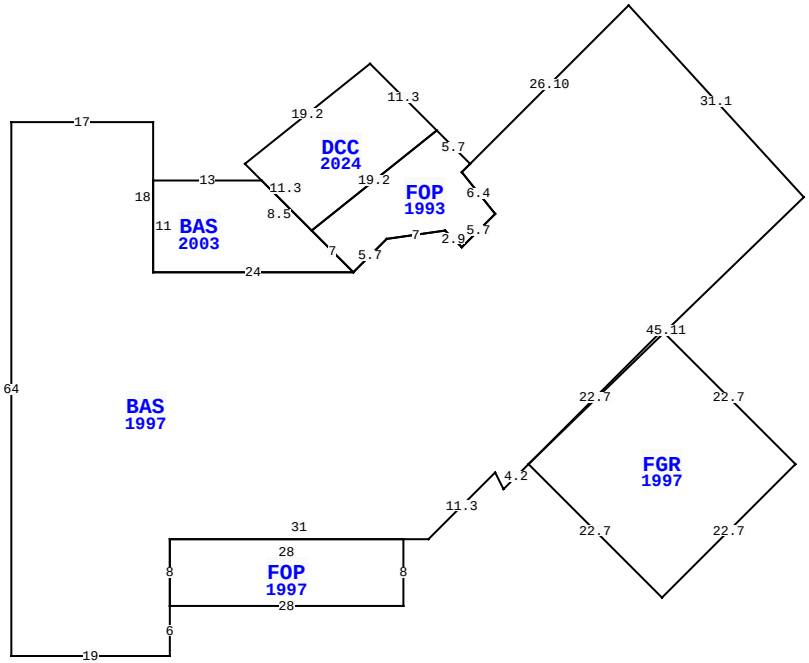
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 20 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 3,626 | 100 | 1997 | 3,626 | 652,421 |
| BAS | 204 | 100 | 2003 | 204 | 36,705 |
| DCC | 216 | 15 | 2024 | 32 | 5,757 |
| FGR | 512 | 55 | 1997 | 282 | 50,740 |
| FOP | 171 | 30 | 1993 | 51 | 9,177 |
| FOP | 224 | 30 | 1997 | 67 | 12,056 |
| TOTALS | 4,953 | | | 4,262 | 766,856 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,262 | 131.6533 | 208.01 | 886,539 | 1997 | 1997 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR CUST – 100% - 2024 Heated Area: 3830 HX Base Yr 2024




1 WILLOW POND RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 766,856 |
| TOTAL MARKET OB/XF VALUE | | 11,240 |
| TOTAL LAND VALUE - MARKET | | 700,000 |
| TOTAL MARKET VALUE | | 1,478,096 |
| SOH/AGL Deduction | | 44,060 |
| ASSESSED VALUE | | 1,434,036 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 1,383,314 |
| TOTAL JUST VALUE | | 1,478,096 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,393,621 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230012967 | 20*18 DECK | 20,000 | 10/09/2023 |
| 230004839 | RMDL KITCH,BATHS, | 250,000 | 04/13/2023 |
| R035360 | REPAIR/RRF | 1,500 | 08/01/2003 |
| B9603368 | NEW CONSTR | 210,000 | 10/01/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2624/1557 | 3/10/2023 | WD | Q | I | 02 | 1,400,000 |
| GRANTOR: KROLL LOIS ANN | | | | | | |
| GRANTEE: OVERDYK MARK A & KA | | | | | | |
| 1739/0430 | 5/02/2011 | WD | U | I | 30 | 100 |
| GRANTOR: KROLL LOIS ANN & ARNO | | | | | | |
| GRANTEE: KROLL LOIS ANN & AR | | | | | | |

### BUILDING NOTES

### 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 | 1997 | 1997 | 3 | 79 | 1,580 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,321.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 72 | 6,684 | |
| 3 | 1125 | CB/STC 6" | 0 | 100 | 0 | 0 | 68.00 | SF | 7.35 | 7.35 | 100 | 1997 | 1997 | 3 | 72 | 360 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 85.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 72 | 398 | |
| 5 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 103.00 | SF | 13.00 | 13.00 | 100 | 1997 | 1997 | 3 | 91 | 1,218 | |
| 6 | 0600 | SUMMER KIT | 1 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2023 | 2000 | | 20 | 1,000 | |

### BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] U23L21 D19L19 D1L1 D5R4 D4L4 U2L2 D1L7 D4L4 W24 N18 W17 S64 E19 N6 N8 E31 U8R8 D2R1 U3R3 U32R33 $
FGR=[YR=1997;ORIG=-33,32] D16R16 U16R16 U16L16 D16L16 $
FOP=[YR=1997;ORIG=-76,49] E28 N8 W28 S8 $
BAS=[YR=2003;ORIG=-59,4] U6L6 W13 S11 E24 U5L5 $
FOP=[YR=1993;ORIG=-41,-3] U1R1 U4L4 D12L15 D5R5 U4R4 U1R7 D2R2 U4R4 U5L4 $
DCC=[YR=2024;ORIG=-67,-4] U12R15 D8R8 D12L15 U8L8 $
.

### LAND DESCRIPTION

TOTAL OB/XF 11,240

| 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 | 000140 | C | RES GOLF | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 700,000.00 | 700,000.00 | 700,000 | | | | | | | |

REVIEW DATE 02/21/2024 BY TW Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS