LOT 28
SPANISH OAKS UNIT 1-A PB 6/99

**ONDA MAUREEN ANN**
94012 WILLOW OAK LANE
FERNANDINA BEACH, FL 32034

**2025**

**46-3N-28-576A-0028-0000**

## BUILDING CHARACTERISTICS

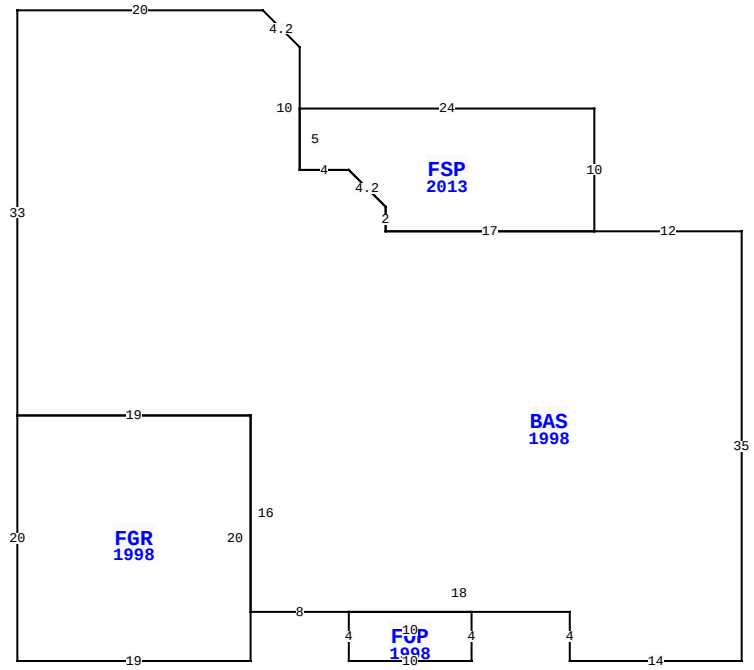
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4021.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,021 | 100 | 1998 | 2,021 | 232,739 |
| FGR | 380 | 55 | 1998 | 209 | 24,069 |
| FOP | 40 | 30 | 1998 | 12 | 1,382 |
| FSP | 210 | 40 | 2013 | 84 | 9,673 |
| TOTALS | 2,651 | | | 2,326 | 267,863 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,326 | 100.0825 | 132.11 | 307,288 | 1998 | 1998 | 0 | 0 | 0 | 12.83 | 87.17 |

1 SNGL FAM – 0% - 2025 Heated Area: 2021 HX Base Yr




| BLD DATE | 03/03/2023 | NW | LGL DATE | |
|---|---|---|---|---|
| XF DATE | | | LAND DATE | 05/06/2025 MLU |
| INC DATE | | | AG DATE | |

94012 WILLOW OAK LN, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 267,863 |
| TOTAL MARKET OB/XF VALUE | 7,028 |
| TOTAL LAND VALUE - MARKET | 125,000 |
| TOTAL MARKET VALUE | 399,891 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 399,891 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 399,891 |
| TOTAL JUST VALUE | 399,891 |
| NCON VALUE | 61,458 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 357,317 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2714/1421 | 5/29/2024 | WD | Q | I | 03 | 391,000 |
| GRANTOR: MADERSKI JACQUILINE & | | | | | | |
| GRANTEE: ONDA MAUREEN ANN | | | | | | |
| 1620/0040 | 5/14/2009 | WD | Q | I | 01 | 210,000 |
| GRANTOR: STUBEN BRUNO K & SALL | | | | | | |
| GRANTEE: OSBOURNE NORMA J ET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W12 FSP=[YR=2013] N10 W24 S5 E4 D3 R3 S2 E17$ W17 N2 U3 L3 W4 N10 U3 L3 W20 S33 FGR=[YR=1998] S20 E19 N20 W19$ E19 S16 E8 FOP=[YR=1998] S4 E10 N4 W10$ E18 S4 E14 N35$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 896.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 73 | 3,401 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 21 | 3 | 63.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 299 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 22 | 528 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,028

| 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 | 0 | 0003 | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 125,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS