

WILLIS TODD STUART
2142 ROCK DOVE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0046-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03CEDAR 100 GABLE/HIP 100

Roof Cover Interior WallInterior FlooInterior FlooAir ConditionHeating TypeBedroomsBathroomsFrameStories UnitsOccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

03COMP SHNGL 100 DRYWALL 100 CARPET 80 SHT VINYL 20 CENTRAL 100 AIR DUCTED 100

03WOOD FRAME 100

1.0100 NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA02

2019.00

TOTALS3,2592,364229,514

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

30510GARAGE WD-01002024480.00SF35.0035.001002016201637512,600

LAND DESCRIPTIONTOTAL OB/XF12,600

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSD TDPH FACT% CONDTOT ADJUNIT PRICETOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.41AC1.001.001.10150,000.00165,000.00232,815

REVIEW DATE01/01/2023BY CDTotal Acres: 1.41Total Land Value: 232,815Market: 0Agricultural: 0Common: 232,815PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM%COND

0100012,364108.7800114.22270,016199119950015.0085.00

SINGLE FAM 100%- 1992Heated Area: 1965HX Base Yr 1992

FGR1993BAS2010PTO2014DCK2014FOP1993BAS1993

NASSAU COUNTY PROPERTYVALUATION SUMMARY

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VALUATION BYTax Group: 8BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VAUEBASE TAXABLE VALUETOTAL JUST VALUENON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUESTANDARD229,51412,600232,815474,929317,424157,50556,411101,094474,9290453,455

PERMIT NUMDESCRIPTIONAMTISSUED

B163289520X24STG008/23/2016

B1429631PATIO1,26412/01/2014

5844NEW CONSTR59,75507/03/1989

SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYVALUEPRICE

2763/41/21/2025QCUII11100

GRANTOR: WILLIS TODD S & CHARL

GRANTEE: WILLIS TODD S

2179/05702/22/2018WDUV11100

GRANTOR: REYNOLDS MERRILL P ET

GRANTEE: WILLIS TODD STUART

BUILDING NOTESTOTAL BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/24/2026MLUBUILDING DIMENSIONS

BAS=[YR=1993] W29 DCK=[YR=2014] N16 W18 L8 D8 PTO=[YR=2014] N2 W5 UOP=[YR=2014] W14 S10 FGR=[YR=1993] W15 S22 E21 BAS=[YR=2010] E12 N22 W12 S22\$ N22 W6\$ E14N10\$ S10 E5 N8\$ S8 E26\$ W27 S32 FOP=[YR=1993] S6 E43 N6W43\$ E43 N7 E13 N25\$.