LOT 8
IN OR 1980/1709
SEA MARSH VILLAGE 1 PB 4/11

NIELSEN NANNETTE W & KENT C
2 WILLOW POND
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

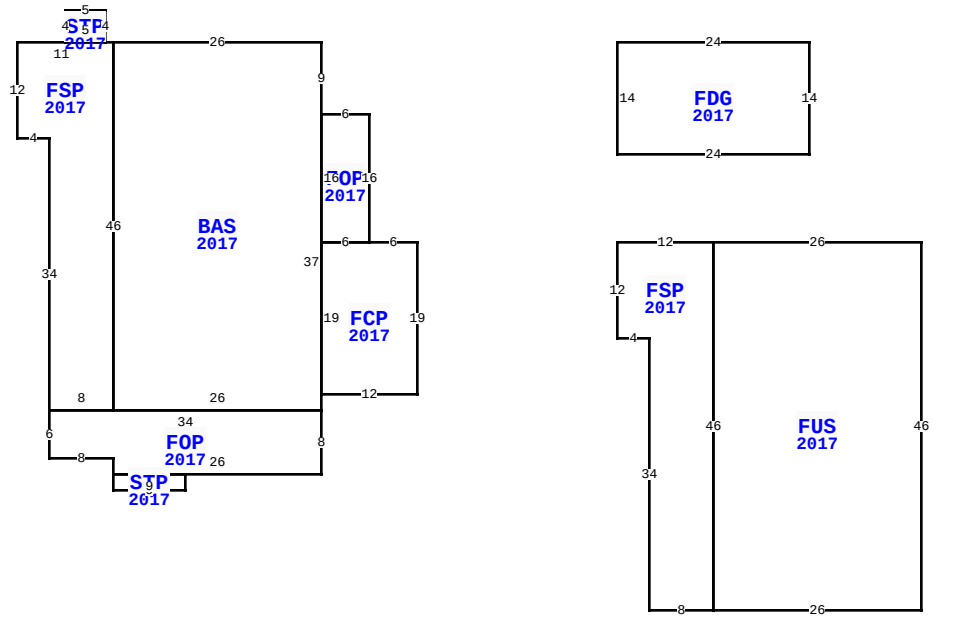
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	1,196	100	2017	1,196	291,767
FCP	228	25	2017	57	13,906
FDG	336	60	2017	202	49,279
FOP	96	30	2017	29	7,074
FOP	256	30	2017	77	18,785
FSP	416	40	2017	166	40,496
FSP	416	40	2017	166	40,496
FUS	1,196	100	2017	1,196	291,767
STP	18	10	2017	2	488
STP	20	10	2017	2	488
TOTALS	4,178			3,093	754,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,093	152.2913	252.80	781,910	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2018 Heated Area: 2392 HX Base Yr 2018



2 WILLOW POND RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		754,543
TOTAL MARKET OB/XF VALUE		20,000
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,374,543
SOH/AGL Deduction		663,773
ASSESSED VALUE		710,770
TOTAL EXEMPTION VALUE	VP HX HB VX	579,898
BASE TAXABLE VALUE		130,872
TOTAL JUST VALUE		1,374,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,288,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632107	CO ISSUED	0	01/06/2017
B1632107	NEW CONSTR	317,515	04/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1980/1709	5/19/2015	WD	Q	V	01	200,000
GRANTOR: MOBLEY WILLIAM T JR						
GRANTEE: NIELSEN NANNETTE W						
0321/0001	9/01/1980	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2017] W6 FOP=[YR=2017] N16 W6 BAS=[YR=2017] N9 W26 FSP=[YR=2017] W1 STP=[YR=2017] N4 W5 S4 E5$ W11 S12 E4 S34 FOP=[YR=2017] S6 E8 S2 STP=[YR=2017] S2 E9 N2 W9$ E26 N8 W34$ E8 N46$ S46 E26 N37$ S16 E6$ W6 S19 E12 N19$ PTR=E25 FSP=[YR=2017] E12 FUS=[YR=2017] E26 S46 W26 N46$ S46 W8 N34 W4 N12$ W25$ PTR=E25 N25 FDG=[YR=2017] E24 S14 W24 N14$ S25 W25$.

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	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2017	2017	3	100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 20,000

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	600,000.00	600,000.00	600,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS