LOT 9
SEA MARSH VILLAGE # 1 PB 4/11

COE STEPHEN M & CONNIE MIDDLETON
4 WILLOW POND RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

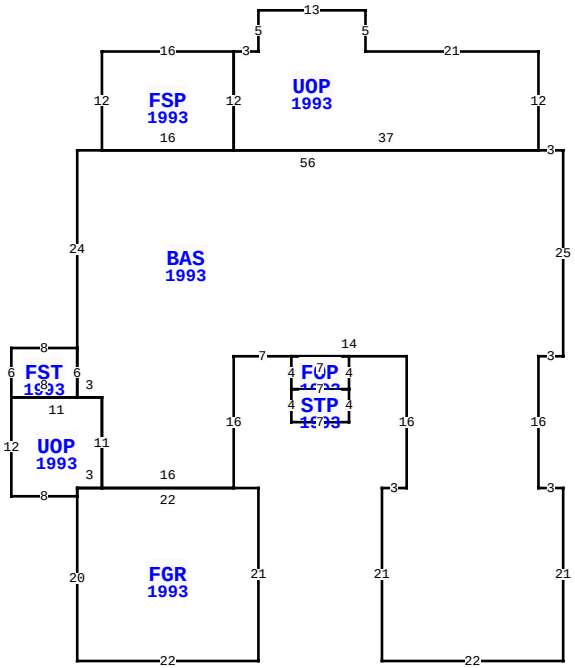
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,464	100	1993	2,464	425,345
FGR	462	55	1993	254	43,846
FOP	28	30	1993	8	1,381
FSP	192	40	1993	77	13,292
FST	48	55	1993	26	4,488
STP	28	10	1993	3	518
UOP	129	20	1993	26	4,488
UOP	509	20	1993	102	17,607
TOTALS	3,860			2,960	510,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,960	112.4240	186.62	552,395	1981	2010	0	0	0	7.50	92.50

1 SFR CUST 100% - 2025 Heated Area: 2464 HX Base Yr 2025



4 WILLOW POND RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		510,965
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,112,725
SOH/AGL Deduction		84,552
ASSESSED VALUE		1,028,173
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		976,762
TOTAL JUST VALUE		1,112,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,001,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0150	REPAIR/RRF	7,800	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/517	6/21/2024	WD	Q	I	01	1,310,000
GRANTOR: HARBIN CARLTON DENNIS						
GRANTEE: COE STEPHEN M & CON						
2515/0223	11/17/2021	WD	Q	I	01	616,400
GRANTOR: BOYLE RICHARD M & MAR						
GRANTEE: HARBIN CARLTON DENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1993] N12 W21 N5 W13S5W3
FSP=[YR=1993] W16 S12 E16 N12 $ S12 E37 $ W56 S24
FST=[YR=1993] W8 S6 UOP=[YR=1993] S12 E8 FGR=[YR=1993] S20
E22N21 W22 S1 $ N1 E3 N11 W11$ E8 N6$S6 E3 S11 E16 N16
E7FOP=[YR=1993] S4 STP=[YR=1993] S4 E7 N4 W7$ E7 N4 W7 $ E14
S16 W3 S21 E22 N21 W3 N16 E3 N25 $.

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	2.00	UT	2,000.00	2,000.00	100	1981	1981	3	44	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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