LOT 12
IN OR 2002/1483
SEA MARSH VILLAGE 1 PB 4/11

MILLER CLARA V
10 WILLOW POND
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0012-0000

BUILDING CHARACTERISTICS

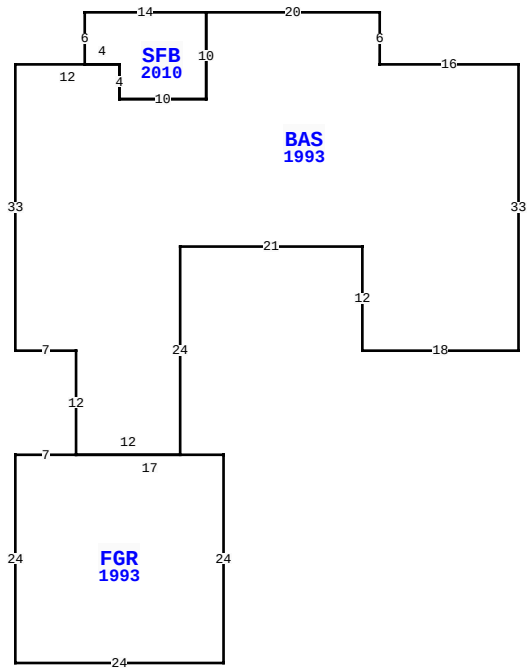
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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	1,886	100	1993	1,886	345,423
FGR	576	55	1993	317	58,059
SFB	124	80	2010	99	18,132
TOTALS	2,586			2,302	421,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,302	130.9574	217.39	500,432	1983	1990	0	0	0	15.75	84.25

1 SFR CUST 100% - 2021 Heated Area: 1985 HX Base Yr 2021



10 WILLOW POND RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		421,614
TOTAL MARKET OB/XF VALUE		980
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,022,594
SOH/AGL Deduction		404,290
ASSESSED VALUE		618,304
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		566,893
TOTAL JUST VALUE		1,022,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		905,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/1483	9/11/2015	WD	Q	I	02	530,000
GRANTOR: WEC FAMILY LLC						
GRANTEE: MILLER CLARA V						
1778/1725	2/10/2012	WD	Q	I	02	450,000
GRANTOR: BEHRLE MARTHA W						
GRANTEE: WEC FAMILY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N6 W20 SFB=[YR=2010] W14 S6 E4 S4 E10 N10 $ S10 W10 N4 W12 S33 E7 S12 FGR=[YR=1993] W7 S24 E24 N24 W17 $ E12 N24 E21 S12 E18 N33 $.

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	1983	1983	3	49	980	

LAND DESCRIPTION

TOTAL OB/XF 980

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