LOT 13
SEA MARSH VILLAGE 1 PB 4/11

LYBERGER JOHN D JR & DARCEL S
12 WILLOW POND RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0013-0000

BUILDING CHARACTERISTICS

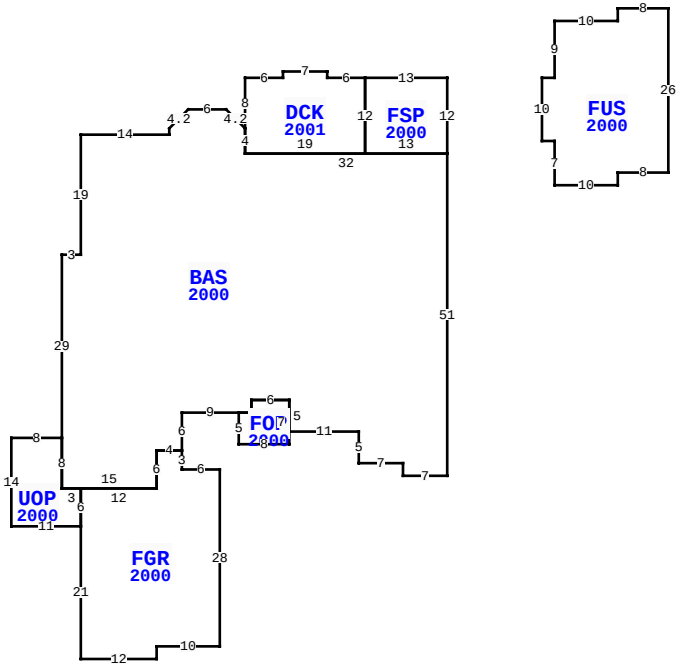
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,921	100	2000	2,921	477,923
DCK	235	10	2001	24	3,927
FGR	616	55	2000	339	55,466
FOP	52	30	2000	16	2,618
FSP	156	40	2000	62	10,144
FUS	488	100	2000	488	79,845
UOP	130	20	2000	26	4,254
TOTALS	4,598			3,876	634,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,876	112.6440	186.99	724,773	2000	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2026 Heated Area: 3409 HX Base Yr 2026



12 WILLOW POND RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		634,176
TOTAL MARKET OB/XF VALUE		5,668
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,239,844
SOH/AGL Deduction		0
ASSESSED VALUE		1,239,844
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,188,433
TOTAL JUST VALUE		1,239,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,119,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428244	DECK	4,000	01/01/2014
B9906219	NEW CONSTR	157,267	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1990	8/30/2024	WD	Q	I	01	1,350,000
GRANTOR: STUDLEY BRUCE C FAMIL						
GRANTEE: LYBERGER JOHN D JR						
2040/0421	3/25/2016	MS	U	I	11	100
GRANTOR: STUDLEY BRUCE C REVOC						
GRANTEE: STUDLEY BRUCE C EXE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2000] W13 DCK=[YR=2001] W6 N1 W7 S1 W6 S8
BAS=[YR=2000] L3 U3 W6 D3 L3 S1 W14 S19 W3 S29
UOP=[YR=2000] W8 S14 E11 FGR=[YR=2000] S21 E12 N2E10 N28 W6
N3 W4 S6 W12 S6 $ N6 W3 N8 $ S8 E15 N6 E4 N6 E9 FOP=[YR=2000]
S5 E8 N7 W6 S2 W2 $ E2 N2 E6 S5 E11 S5 E7 S2 E7 N51 W32 N4 $
S4 E19 N12 $ S12 E13 N12 $ PTR= E15 FUS=[YR=2000] E2N9 E10
N2 E8 S26 W8 S2 W10 N7 W2 N10 $ W15 $.

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	2000	2000	3	81	1,620	
4	1242	WD DECK A	0	100	0	0	736.00	SF	10.00	10.00	100	2014	2014	3	55	4,048	

LAND DESCRIPTION

TOTAL OB/XF 5,668

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