LOT 19
IN OR 1784/934
SEA MARSH VLG UNIT 1 PB 4/11

DEWEY ROBERT V JR & LAURI ELLEN
7 WILLOW POND RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-1900-0019-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

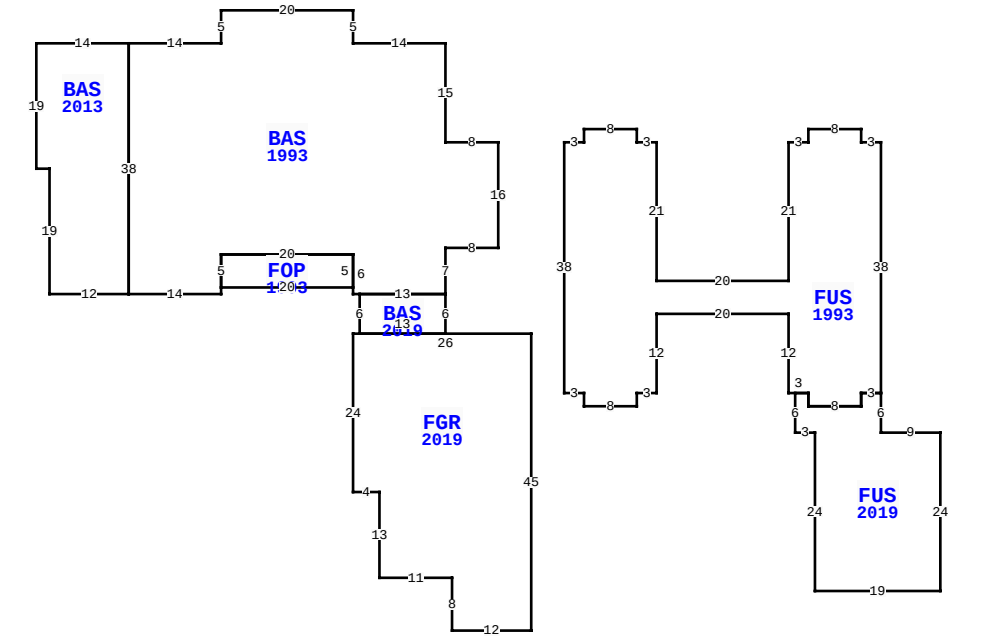
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1993	1,932	272,366
BAS	494	100	2013	494	69,642
BAS	78	100	2019	78	10,996
FGR	1,043	55	2019	574	80,920
FOP	100	30	1993	30	4,229
FUS	1,228	100	1993	1,228	173,119
FUS	518	100	2019	518	73,026
TOTALS	5,393			4,854	684,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,854	102.9420	170.88	829,452	1974	1990	0	0	0	17.50	82.50

1 SFR CUST 100% - 2014 Heated Area: 4250 HX Base Yr 2014



7 WILLOW POND RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		684,298
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,385,138
SOH/AGL Deduction		610,796
ASSESSED VALUE		774,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		722,931
TOTAL JUST VALUE		1,385,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,379,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812487	GARAGE	123,676	12/27/2018
M1318078	H/AC	44	04/01/2013
B1326891	508SFRM	53,812	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/0934	3/15/2012	WD	Q	I	02	570,000
GRANTOR: CROSS W RAY & MELANIE						
GRANTEE: DEWEY ROBERT V JR &						
1686/0971	6/25/2010	WD	Q	I	02	570,000
GRANTOR: PLAYER SCOTT D & JULI						
GRANTEE: CROSS W RAY & MELAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N15 W14 N5 W20 S5 W14 BAS=[YR=2013] W14 S19 E2 S19 E12 N38$ S38 E14 N1 FOP=[YR=1993] E20 N5 W20 S5$ N5 E20S6 E1 BAS=[YR=2019] S6 FGR=[YR=2019] W1 S24 E4 S13 E11 S8 E12 N45 W26$ E13 N6 W13$ E13 N7 E8 N16$ PTR= E10
FUS=[YR=1993] E3 N2 E8 S2 E3 S21 E20 N21 E3 N2 E8 S2 E3 S38
FUS=[YR=2019] S6E9 S24W19N24W3N6E2S2E8N2E3$ W3 S2 W8 N2 W3 N12 W20 S12 W3 S2 W8 N2 W3 N38$ W10 $.

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	1980	1980	3	42	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS