

BLOCK 2 LOT 18
WILLOW BRANCH ACRES PB 4/58

DAY DARLA G
95139 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-4955-0002-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1993	1,134	155,449
BAS	740	100	2005	740	101,440
FOP	102	30	2002	31	4,250
FUS	360	100	2005	360	49,349

TOTALS	2,336			2,265	310,488
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	0	0	949.00	SF	10.00
3	0681	POLE SHED	0	0	8	8	64.00	SF	15.00
4	0681	POLE SHED	0	0	25	10	250.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	0.98

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,265	109.2700	151.89	344,031	1978	2005	0	0	9.75	90.25
1 SNGL FAM 0% - 0											
Heated Area: 2234											
HX Base Yr											

95139 HENDRICKS RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1242	WD DECK A	0	0	0	0	949.00	SF	10.00	10.00	100	1997	1997	3	20	1,898	
3	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	2010	2010	3	52	499	
4	0681	POLE SHED	0	0	25	10	250.00	SF	15.00	15.00	100	2010	2010	3	52	1,950	

TOTAL OB/XF										4,347							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	100,000.00	100,000.00	98,000

Total Acres: 0.98	Total Land Value: 98,000	Market: 0	Agricultural: 0	Common: 98,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		332,286			
TOTAL MARKET OB/XF VALUE		4,347			
TOTAL LAND VALUE - MARKET		98,000			
TOTAL MARKET VALUE		434,633			
SOH/AGL Deduction		45,004			
ASSESSED VALUE		389,629			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		389,629			
TOTAL JUST VALUE		434,633			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		437,476			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973924	XFOB	6,885	05/01/1997
8455	REPAIR/RRF	500	10/20/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2308/1540	9/26/2019	WD	Q	I	01	274,000	
GRANTOR: COLUCCI KEITH L							
GRANTEE: DAY DARLA G							
1680/1063	5/14/2010	WD	Q	I	02	142,000	
GRANTOR: GREGORY JASON D							
GRANTEE: COLUCCI KEITH L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W42 S7 BAS=[YR=2005] W20 S37 E20 N37 \$ S20 E7 FOP=[YR=2002] S6 E17 N6 W17 \$ E35 N27 \$ PTR= E15 FUS=[YR=2005] E20 S18 W20 N18 \$ W15 \$.									

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