LOT 1A
IN OR 1813/1625
THE VILLAGES @ MARSH LAKES

MARTIN ANTHONY R &/EVERSON PENNY
95100 VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-001A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

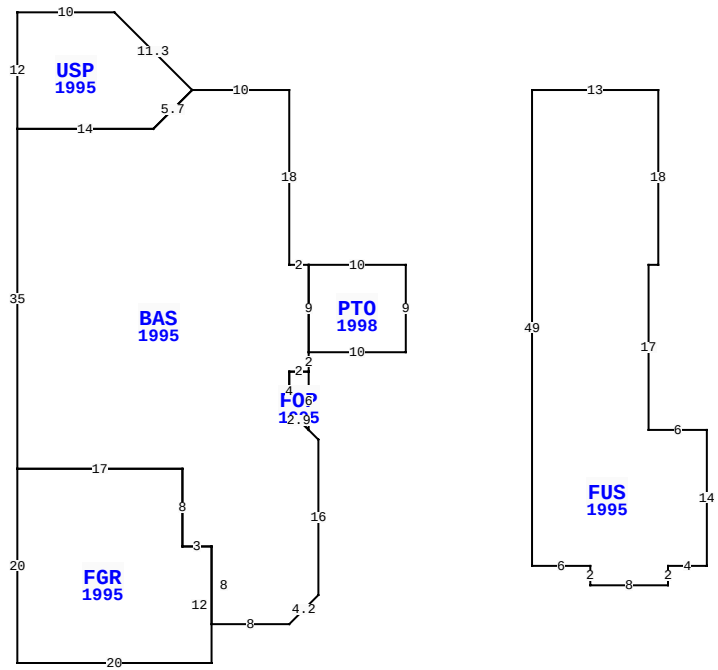
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,259	100	1,259	121,811
FGR	376	55	207	20,028
FOP	10	30	3	291
FUS	706	100	706	68,307
PTO	90	5	4	387
USP	176	30	53	5,128
TOTALS	2,617		2,232	215,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,232	117.4040	111.53	248,935	1995	1995	0	0	0	13.25	86.75

1 TOWNHOUSE – 100% - 2014 Heated Area: 1965 HX Base Yr 2014



95100 VILLAGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		215,951
TOTAL MARKET OB/XF VALUE		6,687
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		307,638
SOH/AGL Deduction		153,894
ASSESSED VALUE		153,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,744
TOTAL JUST VALUE		307,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502234	NEW CONSTR	69,492	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1813/1625	9/13/2012	WD	Q	I	02	175,000
GRANTOR: WOODS KAI W & JOHN BU						
GRANTEE: MARTIN ANTHONY R &						
1777/0890	1/31/2012	WD	U	I	30	100
GRANTOR: RUSSELL WILLIAM K JR						
GRANTEE: RUSSELL WILLIAM K J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W10 USP=[YR=1995] L8 U8 W10 S12 E14 U4 R4 $ D4 L4 W14 S35 FGR=[YR=1995] S20 E20 N12 W3 N8 W17$ E17 S8 E3 S8 E8 R3 U3 N16 U1 L1 FOP=[YR=1995] N6 W2 S4 R2 D2 $ U2 L2 N4 E2 N2 PTO=[YR=1998] E10 N9 W10 S9 $ N9 W2 N18 $ PTR= E25 FUS=[YR=1995] E13 S18 W1 S17 E6 S14 W4 S2 W8 N2 W6 N49 $ W25 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	813.00	SF	5.20	5.20	100	1995	1995	3	72	3,044	
3	1242	WD DECK A	0	100	25	13	325.00	SF	10.00	10.00	100	2005	2005	3	27	878	

LAND DESCRIPTION

TOTAL OB/XF 6,687

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/02/2016 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS