

LOT 3A
COVENANTS & RESTRS OR 851/1107
THE VILLAGE @ MARSH LAKES

PAULINE DEBORAH K L/E/
95130 VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-003A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	4015.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,198	100	1,198	112,736
FGR	340	55	187	17,597
FOP	17	30	5	470
FUS	686	100	686	64,555
USP	182	30	55	5,176

TOTALS	2,423		2,131	200,535
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	12	35	420.00	SF	6.50
3	0810	CONCRETE A	0	100	3	47	141.00	SF	6.50
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE	05/10/2017	BY	KW
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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
0320	01	2,131	109.7600	104.27	222,199	1998	2002	0	0	0	9.75	90.25
1 TOWNHOUSE - 100% - 2017 Heated Area: 1884 HX Base Yr 2017												

95130 VILLAGE DR, FERNANDINA BEACH

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

TOTAL OB/XF												
8,334												

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 7		Tax Dist:
BUILDING MARKET VALUE		200,535
TOTAL MARKET OB/XF VALUE		8,334
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		293,869
SOH/AGL Deduction		127,429
ASSESSED VALUE		166,440
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		116,440
TOTAL JUST VALUE		293,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190860	(6) WINDOWS	7,822	02/01/2019
984882	NEW CONSTR	85,698	04/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/1723	4/28/2022	QC	U	I	11	100	
GRANTOR: PAULINE DEBORAH K							
GRANTEE: MURRAY ALLISON B &							
2062/1381	7/29/2016	WD	Q	I	01	237,000	
GRANTOR: BROWN DARLENE							
GRANTEE: PAULINE DEBORAH K							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W10 USP=[YR=2016] N8 W16 S12 E11 R5 U4 \$ D4 L5 W13 S35 FGR=[YR=1998] S20 E17 N20 W17 \$ E17 S16 E8 U2 R3 N17 FOP=[YR=1998] N7 W3 S4 D3 R3 \$ L3 U3 N4 E4 N11 W1 N18 \$ PTR= E15 FUS=[YR=1998] E14 S48 W4 S2 W7 N2 W3N48 \$ W15 \$.									