

LOT 5A IN OR 1983/820
THE VILLAGE @ MARSH LAKES
PB 5/355

ROWE CAROLYN G
C/O JAMES ROWE, 990 W HIGHWAY 50 SUITE 102
CLERMONT, FL 34711

2023

37-2N-28-227V-005A-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

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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	1,162	100	1,162	106,656
FGR	438	55	241	22,120
FOP	9	30	3	276
FSP	48	40	19	1,744
FUS	541	100	541	49,657

TOTALS 2,198 1,966 180,453

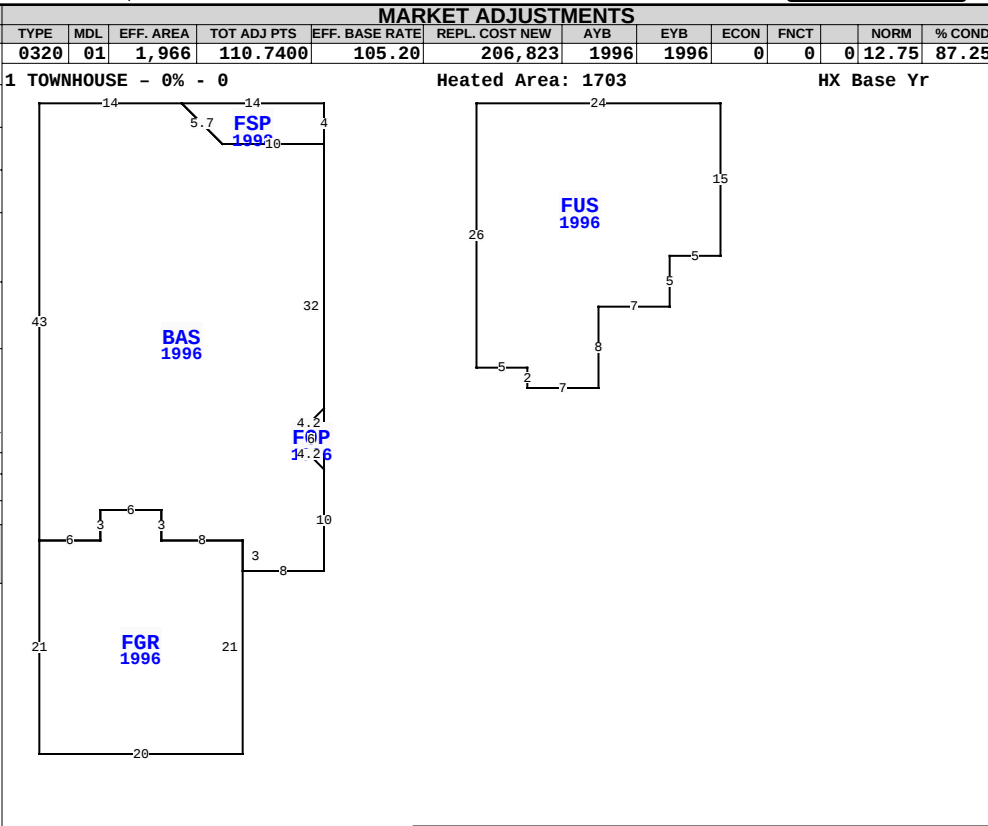
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	935.00	SF	5.20	5.20	100	1996	1996	3	73	3,549	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0911	SCRN RM A	0	0	12	14	168.00	SF	17.50	17.50	100	1997	1997	3	20	588	
4	0300	BOAT DCK W	0	0	4	19	76.00	SF	40.00	40.00	100	1997	1997	3	26	790	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 03/09/2016 BY KW



95158 VILLAGE DR, FERNANDINA BEACH

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

TOTAL OB/XF 7,832

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	:

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 7

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		180,453
TOTAL MARKET OB/XF VALUE		7,832
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		318,285
SOH/AGL Deduction		61,660
ASSESSED VALUE		256,625
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		256,625
TOTAL JUST VALUE		318,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705405	H/AC	0	08/01/2017
963050	NEW CONSTR	69,227	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/0820	5/29/2015	WD	Q	I	01	180,000

GRANTOR: LEONARD STEPHANIE ET

GRANTEE: ROWE CAROLYN G

1951/0444 12/09/2014 FJ U I 11 100

GRANTOR: STODDART MARJORIE F E

GRANTEE: ENGEL STEPHANIE ET

BUILDING NOTES

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BUILDING DIMENSIONS

FSP=[YR=1998] W14 BAS=[YR=1996] W14 S43 FGR=[YR=1996] S21 E20 N21 W8 N3 W6 S3 W6 \$ E6 N3 E6 S3 E8 S3 E8 N10 FOP=[YR=1996] L3 U3 U3 R3 S6 \$ N32 W10 L4 U4 \$ D4 R4 E10 N4 \$PTR= E15 FUS=[YR=1996] E24 S15 W5 SSW7 S8 W7 N2 W5 N26 \$ W15 \$.

PRINTED 08/02/2023 BY SYS