LOT 40A
THE VILLAGE @ MARSH LAKES
PB 5/355

ROTHWELL DAVID W & MARTHA H/WILLIAMS MARY ANN LIVI
435 LONG VIEW DR
LAGRANGE, GA 30240

2023

37-2N-28-227V-040A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

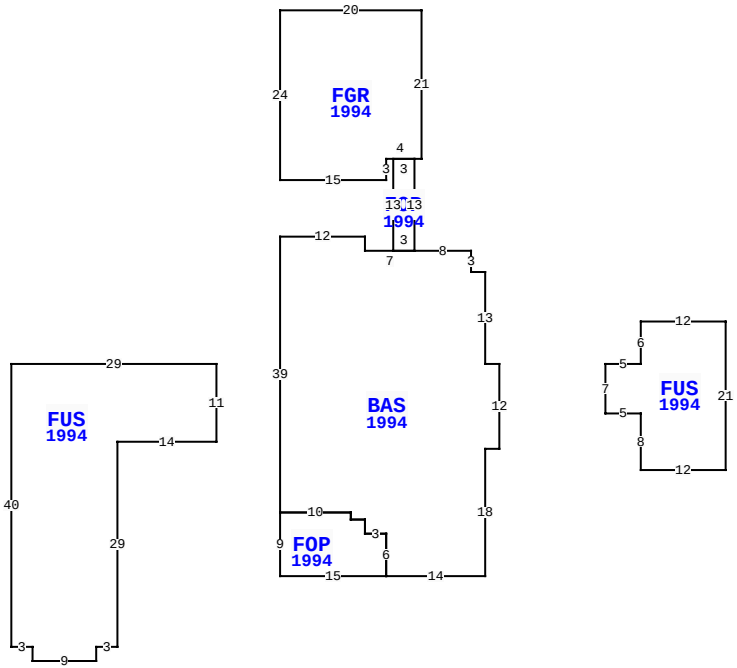
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
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	1,252	100	1,252	108,331
FGR	465	55	256	22,151
FOP	39	30	12	1,038
FOP	124	30	37	3,202
FUS	287	100	287	24,833
FUS	772	100	772	66,798
TOTALS	2,939		2,616	226,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,616	105.6000	100.32	262,437	1994	1994	0	0	0	13.75	86.25

1 TOWNHOUSE - 0% - 0 Heated Area: 2311 HX Base Yr



91008 TEAL CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	226,352
TOTAL MARKET OB/XF VALUE	4,333
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	315,685
SOH/AGL Deduction	13,054
ASSESSED VALUE	302,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,631
TOTAL JUST VALUE	315,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006517	H/AC	0	08/01/2020
M1706736	H/AC	0	10/01/2017
94-01020	NEW CONSTR	84,453	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/1093	2/28/2019	WD	U	I	16	100
GRANTOR: WILLIAMS MARY ANN F/K						
GRANTEE: WILLIAMS MARY ANN L						
0748/0822	1/10/1996	WD	U	I	01	100
GRANTOR: ROTHWELL DAVID & MART						
GRANTEE: ROTHWELL DAVID & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W2 N13 W2 N3 W8 FOP=[YR=1994] N13 FGR=[YR=1994] E1 N21 W20 S24 E15 N3 E4 $ W3 S13 E3 $ W7 N2 W12 S39 FOP=[YR=1994] S9 E15 N6 W3 N2 W2 N1 W10 $ E10 S1 E2 S2 E3 S6 E14 N18 E2 N12 $ PTR= E15 FUS=[YR=1994] E5 N6 E12 S21 W12 N8 W5 N7 $ W15 $ PTR= W40 FUS=[YR=1994] W29 S40 E3 S2 E9 N2 E3 N29 E14 N11 $ E40 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0810	CONCRETE A	0	0	0	0	276.00	SF	6.50	6.50	100	1994	1994	3	70	1,256	
3	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	1994	1994	3	70	382	

LAND DESCRIPTION

TOTAL OB/XF 4,333

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	0		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 10/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS