

LOT 46B
THE VILLAGE @ MARSH LAKES
PB 5/355

TOWNSEND THOMAS E & SHARON L L/E/
90028 EAGLE COVE COURT
FERNANDINA BEACH, FL 32034-6852

2023

37-2N-28-227V-046B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

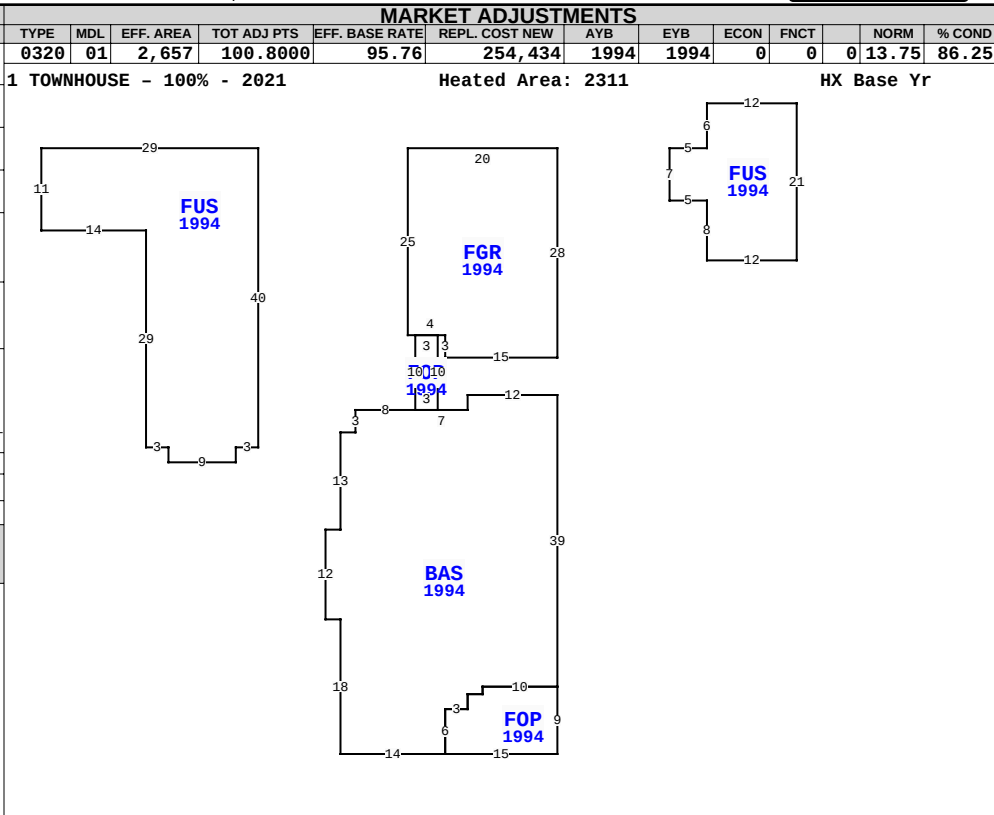
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	103,407
FGR	545	55	300	24,778
FOP	30	30	9	743
FOP	124	30	37	3,056
FUS	287	100	287	23,704
FUS	772	100	772	63,762

TOTALS	3,010		2,657	219,449
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	

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



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

TOTAL OB/XF											
1	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	846
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	369

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											7
PAGE 1 of 1											
VALUATION BY											STANDARD
Tax Group: 7											Tax Dist:
BUILDING MARKET VALUE											219,449
TOTAL MARKET OB/XF VALUE											1,215
TOTAL LAND VALUE - MARKET											93,500
TOTAL MARKET VALUE											314,164
SOH/AGL Deduction											9,888
ASSESSED VALUE											304,276
TOTAL EXEMPTION VALUE											13
BASE TAXABLE VALUE											304,276
TOTAL JUST VALUE											0
NCON VALUE											314,164
INCOME VALUE											0
PREVIOUS YEAR MKT VALUE											292,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00982	NEW CONSTR	84,953	04/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2437/1014	2/22/2021	LE	U	I	11	100			
GRANTOR: TOWNSEND THOMAS E & S									
GRANTEE: TOWNSEND EUGENE JR									
0711/1902	8/23/1994	WD	Q	I		139,000			
GRANTOR: TREVETT HOMES INC									
GRANTEE: TOWNSEND THOMAS E & S									

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1994] W20 S25 E1 FOP=[YR=1994] S10 BAS=[YR=1994] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1994] E15 N9 W10 S1 W2 S2 W3 S6 \$ N6 E3 N2 E1 N10 N39 W12 S2 W7 \$ E3 N10 W3 \$ E4 S3 E15 N28 \$ PTR= E15 FUS=[YR=1994] E5 N6 E12 S21 W12 N8 W5 N7 \$ W15 \$ PTR= W40 FUS=[YR=1994] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 \$ E40 \$.											