

LOT 47A IN OR 2074/1739
THE VILLAGE @ MARSH LAKES
PB 5/355

D'ARCANGELO JOHN A & CAROL I
95029 VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-047A-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 70
Interior Floo	11	CLAY TILE 30
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
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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	1,118	100	1,118	104,045
FGR	384	55	211	19,637
FOP	17	30	5	466
FUS	806	100	806	75,009
USP	168	30	50	4,653

TOTALS	2,493		2,190	203,810
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0 100	0	0	1,056.00	SF	6.50	6.50	
3	0810	CONCRETE A	0 100	0	0	159.00	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
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT

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	% COND
0320	01	2,190	113.5820	107.90	236,301	1994	1994	0	0	13.75
1 TOWNHOUSE - 100% - 2023										
Heated Area: 1924										
HX Base Yr 2023										

95029 VILLAGE DR, FERNANDINA BEACH

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

TOTAL OB/XF										
8,223										

Total Acres: 0.00	Total Land Value: 93,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			203,810
TOTAL MARKET OB/XF VALUE			8,223
TOTAL LAND VALUE - MARKET			93,500
TOTAL MARKET VALUE			305,533
SOH/AGL Deduction			0
ASSESSED VALUE			305,533
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			255,533
TOTAL JUST VALUE			305,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00918	NEW CONSTR	77,432	04/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/1739	9/23/2016	WD	Q	I	01	200,000
GRANTOR: SMITH WILLIAM LESLIE						
GRANTEE: D'ARCANGELO JOHN A						
0710/1454	8/05/1994	WD	Q	I		112,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: SMITH WILLIAM L & C						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1994] W10 USP=[YR=2016] U8 L7 W10 S12 E13 U4 R4 \$ D4 L4 W13 S31 FGR=[YR=1994] S24 E21 N7 W4 N13 W13 N4 W4 \$ E4 S4 E13 S13 E4 S3 E4 U2 R2 N17 FOP=[YR=1994] N7 W3 S4 D3 R3 \$ U3 L3 N4 E4 N11 W1 N18\$ PTR= E15 FUS=[YR=1994] E14 S35 E6 S15 W6 S2 W8 N2 W6 N50 \$ W15 \$.										