

LOT 47B
THE VILLAGE @ MARSH LAKES
PB 5/355

BOWIE JOYCE A
95023 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227V-047B-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100	0320	01	2,248	112.2100	106.60	239,637	1994	1994	0	0	0	13.75	86.25	STANDARD											
Roof Structure	08	IRREGULAR 100	1 TOWNHOUSE - 0% - 0													Heated Area: 2002											
Roof Cover	03	COMP SHNGL 100														HX Base Yr											
Interior Wall	05	DRYWALL 100																									
Interior Floor	12	HARDWOOD 50																									
Interior Floor	14	CARPET 50																									
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	1,196	100	1,196	109,964																							
FGR	340	55	187	17,193																							
FOP	17	30	5	460																							
FUS	806	100	806	74,106																							
USP	180	30	54	4,965																							
TOTALS			2,539		2,248	206,687																					
EXTRA FEATURES			95023 VILLAGE DR, FERNANDINA BEACH																								
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	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	0855	CONC PAVER	0	0	0	0	810.00	SF	10.00	10.00	100	2014	2014	3	95	7,695											
3	0855	CONC PAVER	0	0	55	3	165.00	SF	10.00	10.00	100	2014	2014	3	95	1,568											
4	0462	ST/AL FNC	0	0	60	0	240.00	SF	10.00	10.00	100	2014	2014	3	78	1,872											
BUILDING NOTES																											
BUILDING DIMENSIONS																											
BAS=[YR=1994] E10 USP=[YR=2016] U8 R7 E11 S12 W14 U4 L4 \$ D4 R4 E14 S35 FGR=[YR=1994] S20 W17 N20 E17\$ W17 S16 W8 L3 U2 N17 FOP=[YR=1994] N7 E3 S4 D3 L3 \$ R3 U3 N4 W4 N11 E1 N18\$ PTR= W25 FUS=[YR=1994] E14 S50 W6 S2 W8 N2 W6 N15 E6 N35 \$ E25 \$.																											
LAND DESCRIPTION			TOTAL OB/XF															13,830									
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	85,000.00	85,000.00	85,000										
REVIEW DATE 05/10/2017 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																											