LOT 2
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

AVERETT LEAH J
93019 HARBOR COURT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0002-0000

BUILDING CHARACTERISTICS

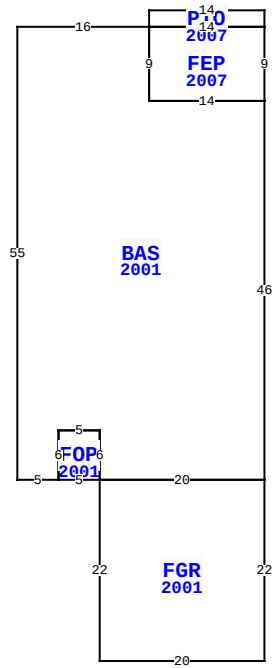
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1,494	191,570
FEP	126	80	101	12,951
FGR	440	55	242	31,031
FOP	30	30	9	1,154
PTO	28	5	1	128
TOTALS	2,118		1,847	236,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,847	120.6450	143.27	264,620	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 1494 HX Base Yr 2020



93019 HARBOR CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		236,835
TOTAL MARKET OB/XF VALUE		2,605
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,440
SOH/AGL Deduction		153,192
ASSESSED VALUE		171,248
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		116,248
TOTAL JUST VALUE		324,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001397	REPAIR/RRF	13,000	01/24/2022
B0618326	XFOB	6,500	10/31/2006
B007482	NEW CONSTR	77,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2270/1543	4/26/2019	WD	Q	I	02	230,000
GRANTOR: SMITH LEONARD CLAYTON						
GRANTEE: AVERETT LEAH J						
2062/1108	7/29/2016	WD	Q	I	02	220,000
GRANTOR: GRIFFIN A DELBURT & P						
GRANTEE: SMITH LEONARD CLAYT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 S55 E5 FOP=[YR=2001] E5 N6 W5 S6$ N6 E5 S6
FGR=[YR=2001] S22 E20 N22 W20$ E20 N46 FEP=[YR=2007] N9
PTO=[YR=2007] N2 W14 S2 E14$ W14 S9 E14$ W14 N9$.

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	0811	CONCRETE B	0	100	0	0	611.00	SF	5.20	5.20	100	2001	2001	3	82	2,605	

LAND DESCRIPTION

TOTAL OB/XF 2,605

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS