

LOT 6
IN OR 2142/818
THE VILLAGES OF MARSH LAKES #2

BROGLI SAMUEL L JR
93046 HARBOR CT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0006-0000



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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,834	100	1,834	240,714
FGR	400	55	220	28,876
FOP	24	30	7	919
FSP	168	40	67	8,794

TOTALS	2,426		2,128	279,302
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,128	118.8495	141.13	300,325	2000	2008	0	0	7.00	93.00
1 SNGL FAM - 100% - 2018 Heated Area: 1834 HX Base Yr 2018											

93046 HARBOR CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	100	2000	2000	3	80	2,504	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION										TOTAL OB/XF										5,479	
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	LA VA				
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					
REVIEW DATE		10/15/2018		BY	DJX		Total Acres: 0.00		Total Land Value: 85,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	7
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE					279,302
TOTAL MARKET OB/XF VALUE					5,479
TOTAL LAND VALUE - MARKET					85,000
TOTAL MARKET VALUE					369,781
SOH/AGL Deduction					181,693
ASSESSED VALUE					188,088
TOTAL EXEMPTION VALUE		HX HB VX			55,000
BASE TAXABLE VALUE					133,088
TOTAL JUST VALUE					369,781
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					311,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006733	NEW CONSTR	88,500	01/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2142/0818	8/23/2017	WD	Q	I	01
GRANTOR: GALL MARGARET T					SALE PRICE
GRANTEE: BROGLI SAMUEL L JR					262,500
GRANTOR: MILLER RONALD G & LIN					
GRANTEE: GALL MARGARET T					312,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W18 FSP=[YR=2000] W12 S14 E12 N14 \$ S14 W12 S38 FOP=[YR=2000] S4 E6 N4 W6\$ E6 S13 W2 S5 E6 FGR=[YR=2000] S20 E20 N20 W20 \$ E20 N70 \$.									