

LOT 10
IN OR 1889/247
THE VILLAGES OF MARSH LAKES #2

WARE JOANNE B
93018 HARBOR CT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0010-0000



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 60
Interior Floo	11	CLAY TILE 40
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	1,635	100	1,635	204,207
FGR	436	55	240	29,975
FOP	24	30	7	874
FOP	90	30	27	3,372
FSP	150	40	60	7,494
TOTALS	2,335		1,969	245,923

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	659.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,969	117.5118	139.55	274,774	2001	2001	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2014 Heated Area: 1635 HX Base Yr 2014												
93018 HARBOR CT, FERNANDINA BEACH												
BLD DATE: 06/16/2023 MLU												

TOTAL OB/XF 2,810												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0	0	659.00	SF	5.20	5.20	100	2001	2001

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1	0811	CONCRETE B	0 100	0	0	659.00	SF	5.20	5.20	100	2001	2001

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 7
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		245,923	
TOTAL MARKET OB/XF VALUE		2,810	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		333,733	
SOH/AGL Deduction		176,328	
ASSESSED VALUE		157,405	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		102,405	
TOTAL JUST VALUE		333,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,104	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007353	NEW CONSTR	81,000	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1889/0247	8/21/2013	WD U	I	11	
GRANTOR: PRICE JAMES W					
GRANTEE: WARE JOANNE B					
1874/1071	8/21/2013	WD Q	I	02	
GRANTOR: PRICE JAMES W					
GRANTEE: WARE JOANNE B					

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2001] L2 U2 W10 D2 L2 BAS=[YR=2001] W16 S58 E9 FOP=[YR=2001] D5 R1 FGR=[YR=2001] S5 W2 FOP=[YR=2001] W10 S9 E10 N9\$ S9 E2 S4 E20 N20 W10 N3 W5 D5 L5 \$ U5 R5 U3 L3 D3 L3 \$ U3 R3 R3 D3 E5 S3 E10 N52 W14 N9\$ S9 E14 N9\$.									