LOT 13
IN OR 2197/1097
THE VILLAGES OF MARSH LAKES #2

MCCAFFERTY HENRY JAMES III & JOYCE T
14342 BROOKS KNOLL LANE
MINT HILL, NC 28227

2023

37-2N-28-227W-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

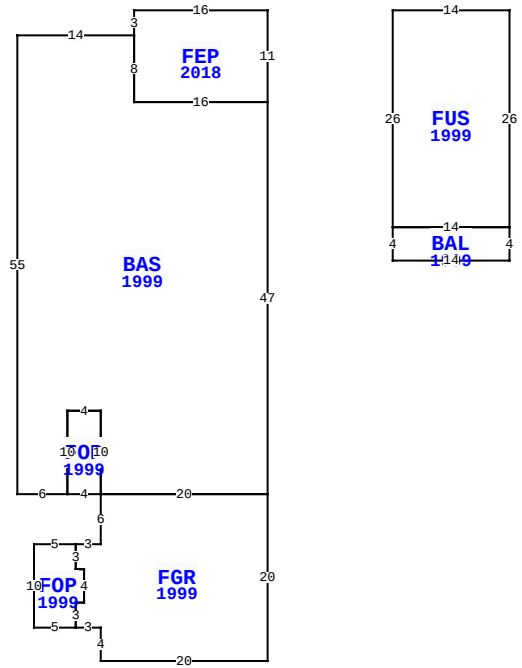
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	56	15	8	1,078
BAS	1,482	100	1,482	199,662
FEP	176	80	141	18,996
FGR	426	55	234	31,525
FOP	40	30	12	1,617
FOP	54	30	16	2,156
FUS	364	100	364	49,039
TOTALS	2,598		2,257	304,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,257	123.9945	147.24	332,321	1999	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 1846 HX Base Yr



95259 VILLAGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	304,074
TOTAL MARKET OB/XF VALUE	2,968
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	392,042
SOH/AGL Deduction	71,669
ASSESSED VALUE	320,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,373
TOTAL JUST VALUE	392,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/1097	5/18/2018	WD	Q	I	01	312,500
GRANTOR: LINK ROBERT L & HELEN						
GRANTEE: MCCAFFERTY HENRY JA						
1919/1821	5/29/2014	WD	Q	I	02	215,000
GRANTOR: ANTRIM ROBERT E & ANN						
GRANTEE: LINK ROBERT L & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2018] W16 S3 BAS=[YR=1999] W14 S55 E6 FOP=[YR=1999] E4 FGR=[YR=1999] S6 W3 FOP=[YR=1999] W5 S10 E5 N3 E1 N4 W1 N3$ S3 E1 S4 W1 S3 E3 S4 E20 N20 W20$ N10 W4 S10$ N10 E4 S10 E20 N47 W16 N8$ S8 E16 N11 $ PTR=E15 FUS=[YR=1999] E14 S26 BAL=[YR=1999] S4 W14 N4 E14$ W14 N26$ W15$.

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	0810	CONCRETE A	0	0	30	16	480.00	SF	6.50	6.50	100	1999	1999	3	79	2,465	
2	0810	CONCRETE A	0	0	0	0	98.00	SF	6.50	6.50	100	1999	1999	3	79	503	

LAND DESCRIPTION

TOTAL OB/XF 2,968

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

REVIEW DATE 10/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS