

LOT 14
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

JARVIS TODD E & STEPHANIE A
1846 MONTEGOMERY PLACE
JACKSONVILLE, FL 32205

2023

37-2N-28-227W-0014-0000



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	16	WD FR STUC 100	0900	01	1,898	119.8785	142.36	270,199	2003	2003	0	0	0	9.50	90.50	VALUATION BY						STANDARD																																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0										Heated Area: 1586					HX Base Yr					Tax Group: 7					Tax Dist:																													
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					244,530																																							
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					3,904																																							
Interior Floo	11	CLAY TILE 50											TOTAL LAND VALUE - MARKET					85,000																																							
Interior Floo	14	CARPET 50											TOTAL MARKET VALUE					333,434																																							
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					23,586																																							
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					309,848																																							
Bedrooms	3	100											TOTAL EXEMPTION VALUE					0																																							
Bathrooms	2	100											BASE TAXABLE VALUE					309,848																																							
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					333,434																																							
Stories	1.	1. 100											NCON VALUE					0																																							
Units	0	100											INCOME VALUE																																												
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					281,680																																							
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	1,586	100	1,586	204,334																																																					
FGR	414	55	228	29,374																																																					
FOP	25	30	8	1,031																																																					
FOP	63	30	19	2,448																																																					
FSP	143	40	57	7,344																																																					
TOTALS			2,231	1,898	244,530																																																				
EXTRA FEATURES			95267 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	0855	CONC PAVER	0	0	0	0	587.00	SF	7.00	7.00	100	2014	2014	3	95	3,904																																									