LOT 15
IN OR 1738/1165 & OR 1738/1166
THE VILLAGES OF MARSH LAKES #2

GIES DOUGLAS SCOTT
95273 VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0015-0000

BUILDING CHARACTERISTICS

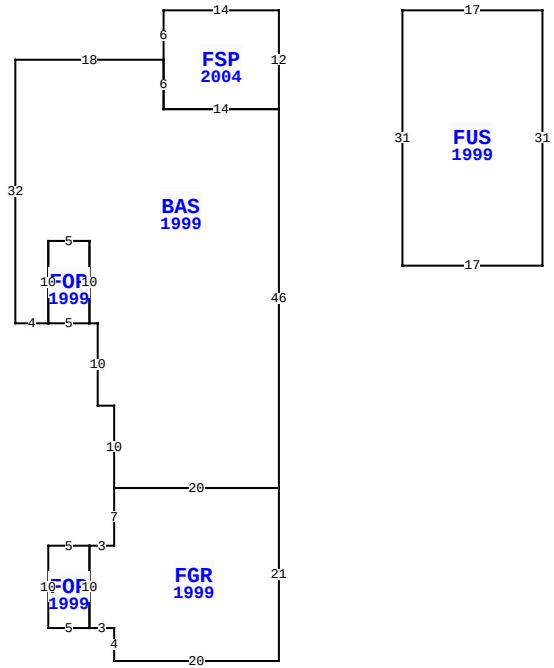
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,310	100	1,310	164,187
FGR	450	55	248	31,083
FOP	50	30	15	1,880
FOP	50	30	15	1,880
FSP	168	40	67	8,398
FUS	527	100	527	66,051
TOTALS	2,555		2,182	273,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,182	119.2611	141.62	309,015	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2012 Heated Area: 1837 HX Base Yr 2012



95273 VILLAGE DR, 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		273,478
TOTAL MARKET OB/XF VALUE		8,152
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,630
SOH/AGL Deduction		192,910
ASSESSED VALUE		173,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,720
TOTAL JUST VALUE		366,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/1166	5/03/2011	WD	U	I	16	92,500
GRANTOR: MASSACHUSETTS AVENUE						
GRANTEE: GIES DOUGLAS SCOTT						
1738/1165	5/03/2011	WD	U	I	16	92,500
GRANTOR: DARI HOMES LLC						
GRANTEE: GIES DOUGLAS SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W14 S6 BAS=[YR=1999] W18 S32 E4 FOP=[YR=1999] E5 N10 W5 S10 $ N10 E5 S10 E1 S10 E2 S10 FGR=[YR=1999] S7 W3 FOP=[YR=1999] W5 S10 E5 N10 $ S10 E3 S4 E20 N21 W20 $ E20 N46 W14 N6 $ S6 E14 N12 $ PTR=E15 FUS=[YR=1999] E17 S31 W17 N31$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1999	1999	3	79	2,465	
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	1999	1999	3	79	904	
4	0471	VINYL FNC	0	100	0	0	90.00	LF	32.00	32.00	100	2003	2003	3	64	1,843	

LAND DESCRIPTION

TOTAL OB/XF 8,152

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