

LOT 17
IN OR 2175/359
THE VILLAGES OF MARSH LAKES #2

GRAHAM JOHN E/ROBBINS KIMBERLY J
95339 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0017-0000



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	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,005	100	2,005	261,454
FGR	531	55	292	38,077
FOP	25	30	8	1,043
FOP	72	30	22	2,869
FSP	262	40	105	13,692
FST	18	55	10	1,304

TOTALS	2,913		2,442	318,439
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	761.00	SF	5.20	5.20
3	0471	VINYL FNC	0 100	0	0	16.00	LF	32.00	32.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	2,500.00	2,500.00
5	0462	ST/AL FNC	0 100	30	0	120.00	SF	10.00	10.00

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
0900	01	2,442	119.3640	141.74	346,129	2003	2006	0	0
1 SNGL FAM - 100% - 2019									
Heated Area: 2005					HX Base Yr 2019				

95339 VILLAGE DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/16/2023 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 7					Tax Dist:				
BUILDING MARKET VALUE					318,439				
TOTAL MARKET OB/XF VALUE					8,050				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					411,489				
SOH/AGL Deduction					154,060				
ASSESSED VALUE					257,429				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					207,429				
TOTAL JUST VALUE					411,489				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					348,286				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0364012	NEW CONSTR	148,273	06/01/2003

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2175/0359		2/02/2018	WD	Q	I	02	314,000		
GRANTOR: BARBARA J R SNOWDEN R									
GRANTEE: GRAHAM JOHN E & KTM									
2111/1425		12/05/2016	QC	U	I	11	100		
GRANTOR: SNOWDEN BARBARA J R									
GRANTEE: BARBARA JESSIE ROSE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W2 N5 FSP=[YR=2003] N14 W17 FST=[YR=2003] W3 S6 E3 N6\$ S6 W3 S8 E20\$ W20 N11 W17 S61 E10 FOP=[YR=2003] E5 N5 W5 S5\$ N5 E5 S7 FGR=[YR=2003] S4 W4 S5 W2 FOP=[YR=2003] W8 S9 E8 N9\$ S9 E2 S5 E23 N23 W19 \$ E19 N25 E3 N10 E2 N12\$.									