

LOT 18
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

DIDONATO JANET C L/E/
135 GOLF RIDGE RD
REINHOLDS, PA 17569

2023

37-2N-28-227W-0018-0000



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	1,919	117.5118	139.55	267,796	2004	2004	0	0	0	9.00	91.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1625													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
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		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	1,625	100	1,625	206,360																									
FGR	414	55	228	28,953																									
FOP	25	30	8	1,016																									
FSP	146	40	58	7,366																									
TOTALS			2,210	1,919	243,694																								
EXTRA FEATURES					94033 MARSH BAY CT, 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	0811	CONCRETE B	0	0	0	0	728.00	SF	5.20	5.20	100	2004	2004	3	86	3,256													
2	0920	CWALL-WD/M	0	0	0	0	68.00	LF	390.00	390.00	100	2004	2004	3	24	6,365													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 10/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																													