LOT 21
IN OR 1024/1259
THE VILLAGES OF MARSH LAKES #2

GOODWIN HARRY II & RHONDALYNN D
94042 MARSH BAY COURT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0021-0000

BUILDING CHARACTERISTICS

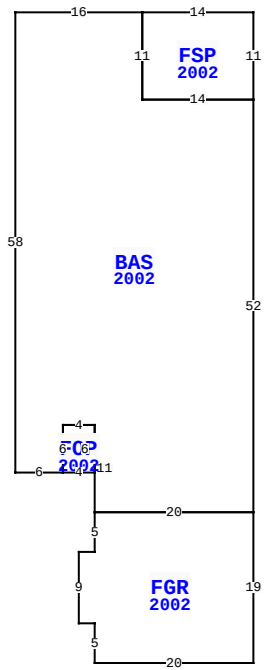
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,662	100	1,662	203,982
FGR	398	55	219	26,879
FOP	24	30	7	860
FSP	154	40	62	7,610
TOTALS	2,238		1,950	239,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,950	114.8364	136.37	265,922	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2003 Heated Area: 1662 HX Base Yr 2003



94042 MARSH BAY CT, FERNANDINA BEACH

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

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	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	2002	2002	3	83	3,125	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		239,330
TOTAL MARKET OB/XF VALUE		3,125
TOTAL LAND VALUE - MARKET		80,750
TOTAL MARKET VALUE		323,205
SOH/AGL Deduction		177,748
ASSESSED VALUE		145,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,457
TOTAL JUST VALUE		323,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209356	NEW CONSTR	135,240	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1024/1259	12/13/2001	WD	Q	V		49,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GOODWIN HARRY L II						
0937/1578	6/23/2000	WD	U	V	09	125,000
GRANTOR: K T FERNANDINA JOINT						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W14 BAS=[YR=2002] W16 S58 E6 FOP=[YR=2002] E4 N6 W4 S6 $ N6 E4 S11 FGR=[YR=2002] S5 W2 S9 E2 S5 E20 N19 W20 $ E20 N52 W14 N11 $ S11 E14 N11 $.

LAND DESCRIPTION

TOTAL OB/XF 3,125

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	0.95	85,000.00	80,750.00	80,750							

REVIEW DATE 10/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 08/02/2023 BY SYS