LOT 23
IN OR 2013/319
THE VILLAGES OF MARSH LAKES #2

LEONARD DAVID E & CHRIS A
95368 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

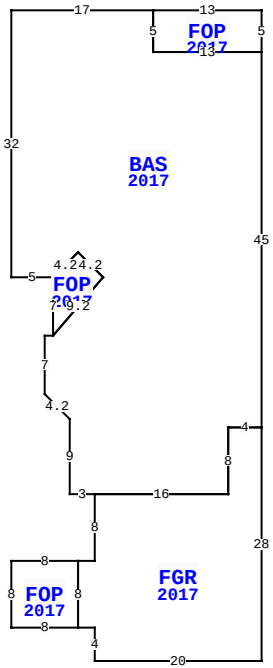
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

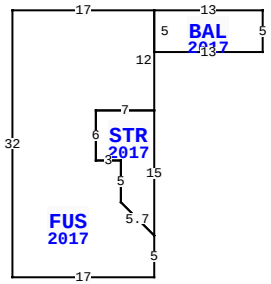
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	65	15	10	1,348
BAS	1,471	100	1,471	198,382
FGR	448	55	246	33,176
FOP	30	30	9	1,214
FOP	64	30	19	2,562
FOP	65	30	20	2,697
FUS	474	100	474	63,925
STR	70	10	7	944
TOTALS	2,687		2,256	304,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,256	116.4828	138.32	312,050	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 1945 HX Base Yr 2018





95368 VILLAGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		304,249
TOTAL MARKET OB/XF VALUE		4,987
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		459,236
SOH/AGL Deduction		227,236
ASSESSED VALUE		232,000
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,000
TOTAL JUST VALUE		459,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701036	CO ISSUED	0	10/30/2017
B1706388	SCRN ENCLSURE	1,951	10/01/2017
B1701036	NEW CONSTR	247,649	02/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/0319	11/09/2015	WD	Q	V	02	32,000
GRANTOR: WATSON JOHN P						
GRANTEE: LEONARD DAVID E & C						
1924/1760	6/26/2014	WD	U	V	38	20,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: WATSON JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W13 BAS=[YR=2017] W17 S32 E5 FOP=[YR=2017] S7 R6 U7 U3 L3 L3 D3 $ U3 R3 R3 D3 D7 L6 W1 S7 R3 D3 S9 E3 FGR=[YR=2017] S8 W2 FOP=[YR=2017] W8 S8 E8 N8$ S8 E2 S4 E20 N28 W4 S8 W16$ E16 N8 E4 N45 W13 N5$ S5 E13 N5$ PTR= E20 FUS=[YR=2017] E17 BAL=[YR=2017] E13 S5 W13 N5$ S12 STR=[YR=2017] S15 L4 U4 N5 W3 N6 E7$ W7 S6 E3 S5 D4 R4 S5 W17 N32$ W20$.

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	0810	CONCRETE A	0	100	56	4	224.00	SF	6.50	6.50	100	2017	2017	3	97	1,412	
2	0810	CONCRETE A	0	100	0	0	567.00	SF	6.50	6.50	100	2017	2017	3	97	3,575	

LAND DESCRIPTION

TOTAL OB/XF 4,987

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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 06/04/2021 BY KWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS