LOT 24
IN OR 2075/1253
THE VILLAGES OF MARSH LAKES #2

STANFIELD MILDRED E/AGUIRRE SHARON S
P O BOX 16405
FERNANDINA BEACH, FL 32035

2023

37-2N-28-227W-0024-0000

NASSAU COUNTY PROPERTY

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

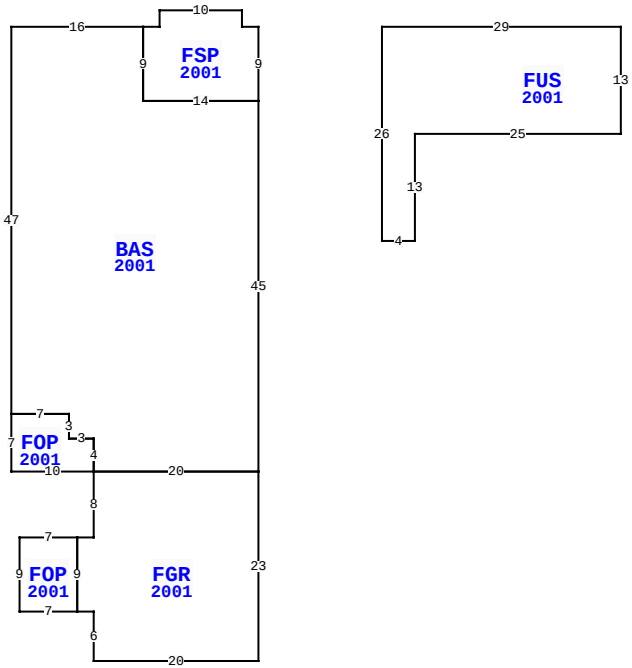
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,433	100	1,433	184,608
FGR	478	55	263	33,881
FOP	61	30	18	2,319
FOP	63	30	19	2,448
FSP	146	40	58	7,472
FUS	429	100	429	55,266
TOTALS	2,610		2,220	285,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,220	121.2162	143.94	319,547	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2017 Heated Area: 1862 HX Base Yr 2017



95358 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		285,995
TOTAL MARKET OB/XF VALUE		2,691
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		438,686
SOH/AGL Deduction		141,981
ASSESSED VALUE		296,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,705
TOTAL JUST VALUE		438,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007351	NEW CONSTR	104,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/1253	10/03/2016	WD	Q	I	01	296,000
GRANTOR: RAINES DAVID L & SHIR						
GRANTEE: STANFIELD MILDRED E						
0991/0698	6/11/2001	WD	Q	I		253,200
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: RAINES DAVID L & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W2 N2 W10 S2 W2 BAS=[YR=2001] W16 S47 FOP=[YR=2001] S7 E10N4 W3 N3 W7 $ E7 S3 E3 S4 FGR=[YR=2001] S8 W2 FOP=[YR=2001] W7 S9 E7 N9 $ S9 E2 S6 E20 N23 W20 $ E20 N45 W14 N9 $ S9 E14 N9 $ PTR= E15 FUS=[YR=2001] E29 S13 W25 S13 W4 N26 $ 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	0811	CONCRETE B	0	100	0	0	631.00	SF	5.20	5.20	100	2001	2001	3	82	2,691	

LAND DESCRIPTION

TOTAL OB/XF 2,691

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 10/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS