

LOT 25
IN OR 2109/75
THE VILLAGES OF MARSH LAKES #2

HOERNER THOMAS K & DOROTHY Z
95348 VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0025-0000



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 60
Interior Floo	11	CLAY TILE 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	1,500	100	1,500	187,621
FGR	420	55	231	28,894
FOP	72	30	22	2,751
FOP	76	30	23	2,877
FSP	60	40	24	3,002
FSP	104	40	42	5,253
FUS	730	100	730	91,309

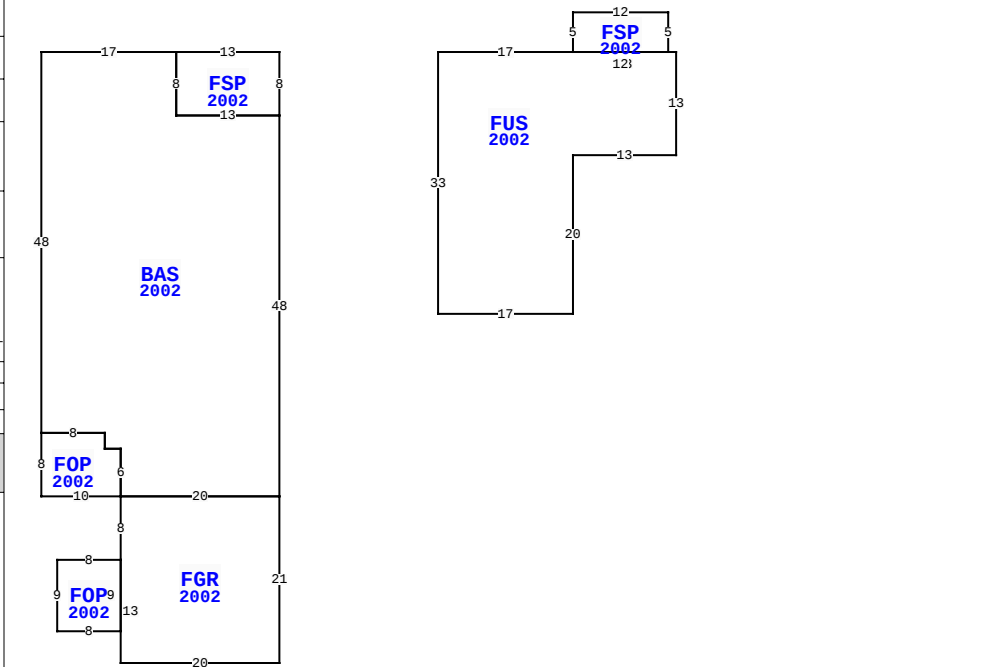
TOTALS	2,962		2,572	321,707
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	585.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

REVIEW DATE 10/18/2018 BY DJX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,572	115.1136	136.70	351,592	2002	2005	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2018 Heated Area: 2230 HX Base Yr 2018												



95348 VILLAGE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
3,156												

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3,156												

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			321,707
TOTAL MARKET OB/XF VALUE			3,156
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			474,863
SOH/AGL Deduction			387,813
ASSESSED VALUE			87,050
TOTAL EXEMPTION VALUE			87,050
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			474,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907670	(3) WINDOWS	2,595	09/01/2019
B0108411	NEW CONSTR	171,500	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2109/0075	3/24/2017	WD Q	Q	I	01
GRANTOR: BELL MARTHA CLARICE &					
GRANTEE: HOERNER THOMAS K &					
2093/0060	12/22/2016	FJ U	I	11	0
GRANTOR: BELL DOROTHY O EST					
GRANTEE: BELL MARTHA CLARICE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2002] W13 BAS=[YR=2002] W17 S48 FOP=[YR=2002] S8 E10 FGR=[YR=2002] S8 FOP=[YR=2002] W8 S9 E8 N9\$ S13 E20 N21 W20\$ N6 W2 N2 W8\$ E8 S2 E2 S6 E20 N48 W13 N8\$ S8 E13 N8\$ PTR=E20 FUS=[YR=2002] E17 FSP=[YR=2002] N5 E12 S5 W12\$ E13 S13 W13 S20 W17 N33 \$ W20 \$.									

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