LOT 33
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

KELLY JENNIFER L/KELLY A R & LINDA
89010 HARBORMASTER COURT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0033-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

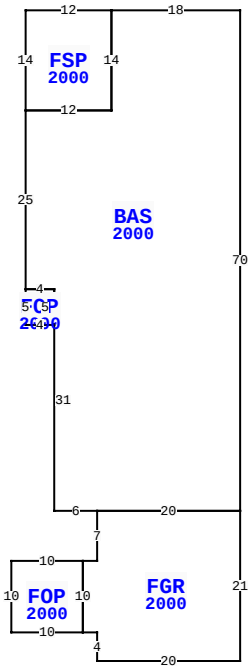
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,808	100	1,808	234,086
FGR	440	55	242	31,332
FOP	20	30	6	777
FOP	100	30	30	3,884
FSP	168	40	67	8,675
TOTALS	2,536		2,153	278,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,153	119.1582	141.50	304,650	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 1808 HX Base Yr 2023



89010 HARBORMASTER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		278,755
TOTAL MARKET OB/XF VALUE		12,151
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		430,906
SOH/AGL Deduction		0
ASSESSED VALUE		430,906
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		380,906
TOTAL JUST VALUE		430,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101037	REPAIR/RRF	6,000	05/05/2021
996383	NEW CONSTR	90,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0430	10/17/2022	QC	U	I	11	100
GRANTOR: KELLY JENNIFER L						
GRANTEE: KELLY JENNIFER L &						
2545/1516	3/10/2022	WD	Q	I	01	549,000
GRANTOR: AMBROSE LIVING TRUST						
GRANTEE: KELLY JENNIFER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W18 FSP=[YR=2000] W12 S14 E12 N14 $ S14 W12 S25 FOP=[YR=2000] S5 E4 N5 W4 $ E4 S31 E6 FGR=[YR=2000] S7 W2 FOP=[YR=2000] W10 S10 E10 N10 $ S10 E2 S4 E20 N21 W20 $ E20 N70 $.

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	0855	CONC PAVER	0	100	0	0	536.00	SF	7.00	7.00	100	2009	2009	3	91	3,414	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	0300	BOAT DCK W	0	100	0	0	116.00	SF	40.00	40.00	100	2000	2000	3	29	1,346	
4	0911	SCRN RM A	0	100	12	10	120.00	SF	17.50	17.50	100	2000	2000	3	20	420	
5	1244	WD DECK EX	0	100	0	0	720.00	SF	18.50	18.50	100	2001	2001	3	30	3,996	

LAND DESCRIPTION

TOTAL OB/XF 12,151

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS