

LOT 37  
IN OR 1956/1526  
THE VILLAGES OF MARSH LAKES #2

SAVORY WALLACE E TRUST/SAVORY WALLACE E TRUSTEE  
95276 VILLAGE DR  
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0037-0000



| 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            | 12 | HARDWOOD 70    |
| Interior Floo            | 11 | CLAY TILE 30   |
| 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       | 1,513            | 100         | 1,513        | 195,361              |
| FGR       | 478              | 55          | 263          | 33,959               |
| FOP       | 30               | 30          | 9            | 1,162                |
| FOP       | 72               | 30          | 22           | 2,841                |
| FOP       | 117              | 30          | 35           | 4,520                |
| FUS       | 448              | 100         | 448          | 57,846               |
| PTO       | 299              | 5           | 15           | 1,937                |
| STP       | 16               | 10          | 2            | 258                  |
| TOTALS    | 2,973            |             | 2,307        | 297,883              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 2              | 1076       | TRELLIS A   | 0   | 100 | 10 | 12 | 120.00 | SF | 7.50     |
| 3              | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 152.00 | SF | 40.00    |
| 4              | 0920       | CWALL-WD/M  | 0   | 100 | 0  | 0  | 30.00  | LF | 390.00   |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 30 | 16 | 480.00 | SF | 6.50     |
| 6              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 163.00 | SF | 6.50     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000133   | C   | SFR LAKE             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                 |     |           |             |                |                |      |      |      |      |      |        |       |
|------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900                               | 01  | 2,307     | 122.8626    | 145.90         | 336,591        | 1999 | 1999 | 0    | 0    | 0    | 11.50  | 88.50 |
| 1 SNGL FAM - 100% - 2011           |     |           |             |                |                |      |      |      |      |      |        |       |
| Heated Area: 1961                  |     |           |             |                |                |      |      |      |      |      |        |       |
| HX Base Yr 2011                    |     |           |             |                |                |      |      |      |      |      |        |       |
| 95276 VILLAGE DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |      |        |       |
| BLD DATE<br>XF DATE<br>INC DATE    |     |           |             |                |                |      |      |      |      |      |        |       |
| LGL DATE<br>LAND DATE<br>AG DATE   |     |           |             |                |                |      |      |      |      |      |        |       |
| 06/16/2023 MLU                     |     |           |             |                |                |      |      |      |      |      |        |       |

| L N | 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1999    | 1999        | 3 | 84     | 2,940           |       |
| 2   | 1076       | TRELLIS A   | 0   | 100 | 10 | 12 | 120.00 | SF | 7.50     | 7.50           | 100       | 1999    | 1999        | 3 | 25     | 225             |       |
| 3   | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 152.00 | SF | 40.00    | 40.00          | 100       | 1999    | 1999        | 3 | 28     | 1,702           |       |
| 4   | 0920       | CWALL-WD/M  | 0   | 100 | 0  | 0  | 30.00  | LF | 390.00   | 390.00         | 100       | 1999    | 1999        | 3 | 20     | 2,340           |       |
| 5   | 0810       | CONCRETE A  | 0   | 100 | 30 | 16 | 480.00 | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 79     | 2,465           |       |
| 6   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 163.00 | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 79     | 837             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 10,509      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000133   | C   | SFR LAKE             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |  |  |           | PAGE 1 of 1 |        | 7 |
|---------------------------|--|--|--|-----------|-------------|--------|---|
| VALUATION SUMMARY         |  |  |  |           |             |        |   |
| VALUATION BY              |  |  |  | STANDARD  |             |        |   |
| Tax Group: 7              |  |  |  | Tax Dist: |             |        |   |
| BUILDING MARKET VALUE     |  |  |  | 297,883   |             |        |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 10,509    |             |        |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 140,000   |             |        |   |
| TOTAL MARKET VALUE        |  |  |  | 448,392   |             |        |   |
| SOH/AGL Deduction         |  |  |  | 207,950   |             |        |   |
| ASSESSED VALUE            |  |  |  | 240,442   |             |        |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB     |             | 50,000 |   |
| BASE TAXABLE VALUE        |  |  |  | 190,442   |             |        |   |
| TOTAL JUST VALUE          |  |  |  | 448,392   |             |        |   |
| NCON VALUE                |  |  |  | 0         |             |        |   |
| INCOME VALUE              |  |  |  |           |             |        |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 384,946   |             |        |   |
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