LOT 44
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

STEINIGER LINDA TRUST/STEINIGER LINDA TRUSTEE
95214 VILLAGE DR
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0044-0000

BUILDING CHARACTERISTICS

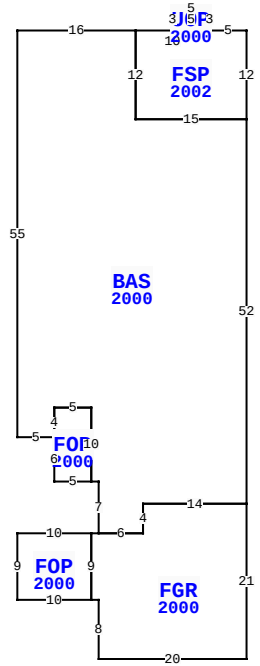
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,715	100	1,715	218,985
FGR	405	55	223	28,475
FOP	50	30	15	1,915
FOP	90	30	27	3,448
FSP	180	40	72	9,194
UOP	15	20	3	383
TOTALS	2,455		2,055	262,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,055	117.5118	139.55	286,775	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 1715 HX Base Yr 2022



95214 VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		262,399
TOTAL MARKET OB/XF VALUE		7,170
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		409,569
SOH/AGL Deduction		51,803
ASSESSED VALUE		357,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,766
TOTAL JUST VALUE		409,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210155	XFOB	2,130	08/01/2002
996422	NEW CONSTR	75,000	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0006	1/18/2023	WD	U	I	11	100
GRANTOR: STEINIGER LINDA						
GRANTEE: STEINIGER LINDA TRU						
2468/0041	6/04/2021	WD	Q	I	01	399,900
GRANTOR: GLICK DOUGLAS D & MAR						
GRANTEE: STEINIGER LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W5 UOP=[YR=2000] N3 W5 S3 E5 $ W10 BAS=[YR=2000] W16 S55 E5 FOP=[YR=2000] S6 E5 N10 W5 S4 $ N4 E5 S10 E1 S7 FGR=[YR=2000] W1 FOP=[YR=2000] W10 S9 E10 N9 $ S9 E1 S8 E20 N21 W14 S4 W6 $ E6 N4 E14 N52 W15 N12 $ S12 E15 N12 $.

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	750.00	SF	5.20	5.20	100	2000	2000	3	80	3,120	
2	0300	BOAT DCK W	0	100	0	0	125.00	SF	40.00	40.00	100	2015	2015	3	81	4,050	

LAND DESCRIPTION

TOTAL OB/XF 7,170

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