

LOT 45
IN OR 892/1447
THE VILLAGES OF MARSH LAKES #2

GIVENS JOHN J & DONNA C
95206 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2023

37-2N-28-227W-0045-0000



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 80
Interior Floo	11	CLAY TILE 20
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

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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	1,553	100	1,553	182,986
FGR	526	55	289	34,052
FOP	37	30	11	1,296
FOP	104	30	31	3,653
FSP	132	40	53	6,245
FUS	900	100	900	106,044
PTO	170	5	8	943

TOTALS 3,422 2,845 335,218

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	2000	2000	3	80	1,310	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
3	0300	BOAT DCK W	0	100	0	0	125.00	SF	40.00	40.00	100	2005	2005	3	44	2,200	
4	0920	CWALL-WD/M	0	100	0	0	36.00	LF	390.00	390.00	100	2000	2000	3	20	2,808	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,845	111.4848	132.39	376,650	2000	2000	0	0	0	11.00	89.00	

1 SNGL FAM - 100% - 2001

Heated Area: 2453

HX Base Yr 2001

22

8

16

PTO

000

18

6

9

7

10

13

9

FSP

2000

35

51

25

20

6

8

13

FOP

2000

8

6

20

FGR

2000

15

10

15

25

35

30

FUS

2000

BLD DATE

LGL DATE