

LOT 1B
THE VILLAGES @ MARSH LAKES
PB 5/355

TAYLOR SANDRA G LIVING TRUST/TAYLOR SANDRA G TRUST
95106 VILLAGE DR
FERNANDINA BEACH, FL 32034-0839

2024

37-2N-28-227V-001B-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0320	01	2,148	116.2770	110.46	237,268	1996	2005	0	0	8.50	91.50	STANDARD										
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2018													Heated Area: 1959									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 50																							
Interior Floo	14	CARPET 50																							
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			4015.0100																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,218	100	1,218	123,104																					
FGR	316	55	174	17,586																					
FOP	17	30	5	505																					
FUS	741	100	741	74,894																					
PTO	210	5	10	1,011																					
TOTALS			2,502	2,148	217,100																				
EXTRA FEATURES			95106 VILLAGE DR, FERNANDINA BEACH																						
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	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	1996	1996	3	72	2,771									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765									
3	0910	SCRN RM L	0	100	0	0	210.00	SF	15.00	15.00	100	2005	2005	3	24	756									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS																									