LOT 2B
PT OR 2128/274
THE VILLAGE @ MARSH LAKES

SNOWDEN BARBARA J R REV TRUST/SNOWDEN BARBARA J R
PO BOX 15736
FERNANDINA BEACH, FL 32035

2024

37-2N-28-227V-002B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

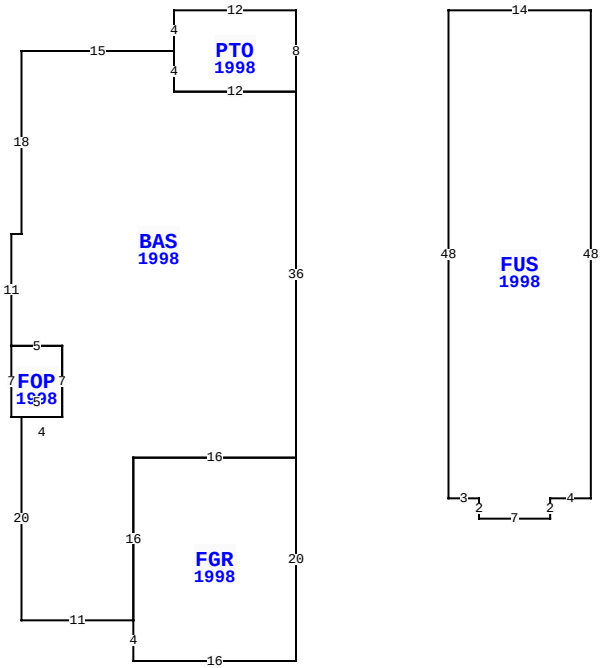
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,191	100	1,191	118,073
FGR	320	55	176	17,448
FOP	35	30	10	992
FUS	686	100	686	68,009
PTO	96	5	5	495
TOTALS	2,328		2,068	205,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,068	116.2770	110.46	228,431	1998	2002	0	0	0	10.25	89.75

1 TOWNHOUSE - 0% - 0 Heated Area: 1877 HX Base Yr



95120 VILLAGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	205,017
TOTAL MARKET OB/XF VALUE	5,745
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	310,762
SOH/AGL Deduction	13,376
ASSESSED VALUE	297,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,386
TOTAL JUST VALUE	310,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707561	REPAIR/RRF	17,635	12/01/2017
B1704711	SCRN ENCLSRE	3,066	09/01/2017
9805149	NEW CONSTR	85,698	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0274	6/02/2017	QC	U	I	11	100
GRANTOR: SNOWDEN BARBARA J R						
GRANTEE: SNOWDEN BARBARA JES						
2122/0630	5/25/2017	WD	Q	I	01	236,000
GRANTOR: MOORE BELINDA KAY						
GRANTEE: SNOWDEN BARBARA J R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W12 S4 BAS=[YR=1998] W15 S18 W1 S11
FOP=[YR=1998] S7 E5 N7 W5 $ E5 S7 W4 S20 E11 FGR=[YR=1998] S4
E16 N20 W16 S16 $ N16 E16 N36 W12 N4 $ S4 E12 N8 $ PTR= E15
FUS=[YR=1998] E14 S48 W4 S2 W7 N2 W3 N48 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	12	38	456.00	SF	6.50	6.50	100	1998	1998	3	75	2,223	
3	0810	CONCRETE A	0	0	3	47	141.00	SF	6.50	6.50	100	1998	1998	3	75	687	

LAND DESCRIPTION

TOTAL OB/XF 5,745

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/29/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS