

LOT 3A
COVENANTS & RESTRS OR 851/1107
THE VILLAGE @ MARSH LAKES

PAULINE DEBORAH K L/E/
95130 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-003A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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

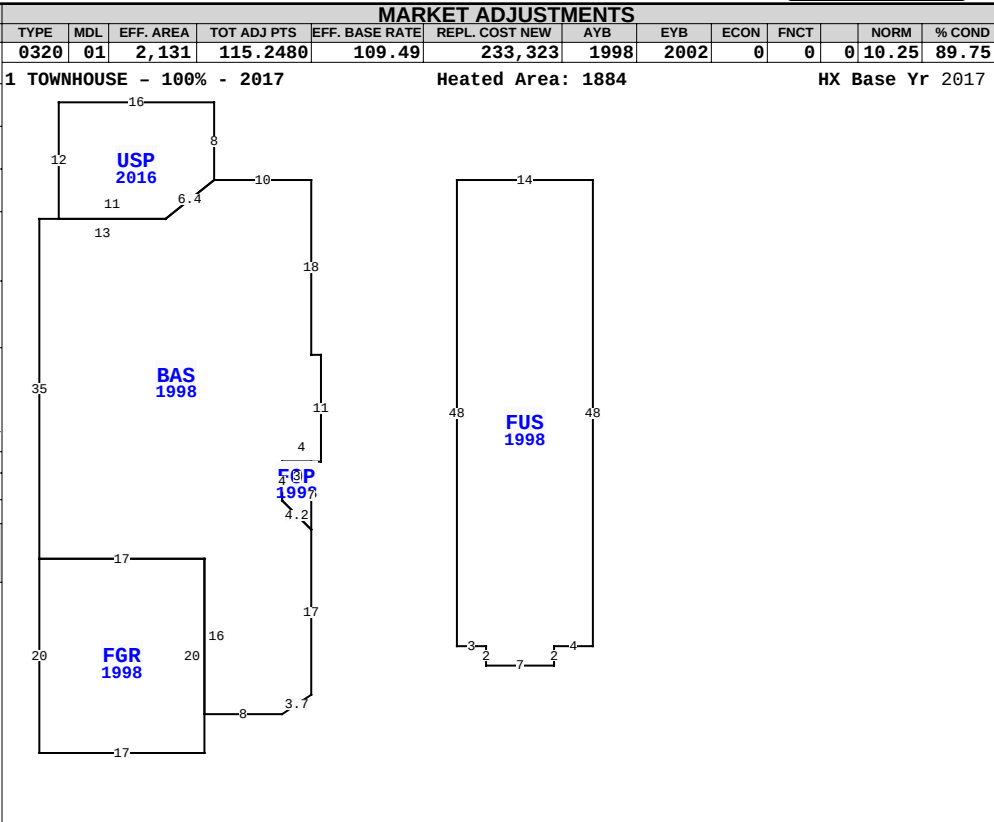
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,198	100	1,198	117,724
FGR	340	55	187	18,376
FOP	17	30	5	491
FUS	686	100	686	67,411
USP	182	30	55	5,405

TOTALS	2,423		2,131	209,407
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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	0810	CONCRETE A	0	100	12	35	420.00	SF	6.50
3	0810	CONCRETE A	0	100	3	47	141.00	SF	6.50
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00



95130 VILLAGE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	12	35	420.00	SF	6.50	6.50	100	1998	1998	3	75	2,048	
3	0810	CONCRETE A	0	100	3	47	141.00	SF	6.50	6.50	100	1998	1998	3	75	687	
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	100	2014	2014	3	75	2,520	

LAND DESCRIPTION										TOTAL OB/XF										8,090	
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	LA VAL				
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	1				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		209,407	
TOTAL MARKET OB/XF VALUE		8,090	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		317,497	
SOH/AGL Deduction		146,064	
ASSESSED VALUE		171,433	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		121,433	
TOTAL JUST VALUE		317,497	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190860	(6) WINDOWS	7,822	02/01/2019
984882	NEW CONSTR	85,698	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1723	4/28/2022	QC	U	I	11	100
GRANTOR: PAULINE DEBORAH K						
GRANTEE: MURRAY ALLISON B &						
2062/1381	7/29/2016	WD	Q	I	01	237,000
GRANTOR: BROWN DARLENE						
GRANTEE: PAULINE DEBORAH K						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W10 USP=[YR=2016] N8 W16 S12 E11 R5 U4 \$ D4 L5 W13 S35 FGR=[YR=1998] S20 E17 N20 W17 \$ E17 S16 E8 U2 R3 N17 FOP=[YR=1998] N7 W3 S4 D3 R3 \$ L3 U3 N4 E4 N11 W1 N18 \$ PTR= E15 FUS=[YR=1998] E14 S48 W4 S2 W7 N2 W3N48 \$ W15 \$.									