LOT 4B
THE VILLAGES @ MARSH LAKES
PB 5/355

LEMONS ROBERT & JAN F
95144 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-004B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

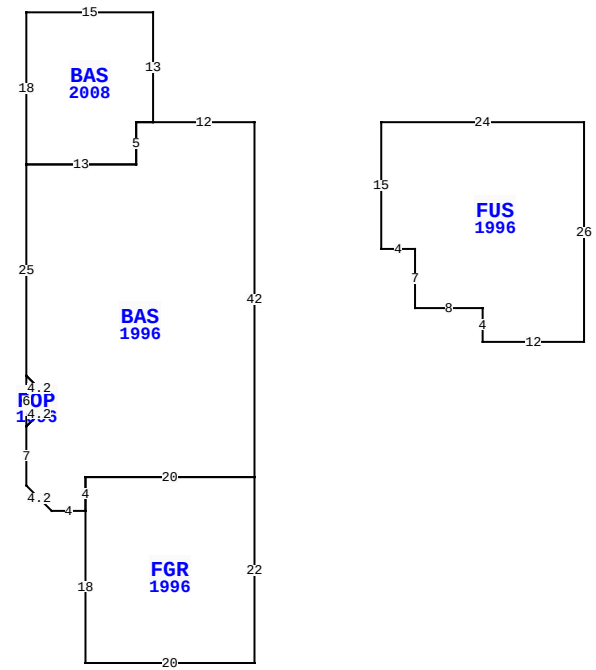
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,084	100	1,084	116,157
BAS	260	100	260	27,861
FGR	440	55	242	25,932
FOP	9	30	3	321
FUS	548	100	548	58,721
TOTALS	2,341		2,137	228,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,137	123.2742	117.11	250,264	1996	2005	0	0	0	8.50	91.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 1892 HX Base Yr 2022



95144 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		228,992
TOTAL MARKET OB/XF VALUE		4,108
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		333,100
SOH/AGL Deduction		31,594
ASSESSED VALUE		301,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,506
TOTAL JUST VALUE		333,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01523	GAS	1,900	04/01/2010
M13612	MECH OTHER	0	02/01/2008
B20909	REMODEL	60,000	01/01/2008
96-2765	NEW CONSTR	69,227	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/0265	3/03/2021	WD	Q	I	01	355,000
GRANTOR: JONES LORI D						
GRANTEE: LEMONS ROBERT & JAN						
2204/0652	6/14/2018	WD	Q	I	01	336,000
GRANTOR: LYNNWORTH ARTHUR V &						
GRANTEE: JONES LORI D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 BAS=[YR=2008] N13 W15 S18 E13 N5 E2$ W2 S5 W13 S25 FOP=[YR=1996] S6 R3 U3 L3 U3 $ D3 R3 D3 L3 S7 R3 D3 E4 FGR=[YR=1996] S18 E20 N22 W20 S4$ N4 E20 N42 $ PTR= E15 FUS=[YR=1996] E24 S26 W12 N4 W8 N7 W4 N15 $ 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	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20	5.20	100	1996	1996	3	72	3,362	
2	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50	6.50	100	2008	2008	3	89	746	

LAND DESCRIPTION

TOTAL OB/XF 4,108

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	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