LOT 7B
THE VILLAGE @ MARSH LAKES
PB 5/355

CRAIG DEBRA O LIVING TRUST/CRAIG DEBRA O TRUSTEE
95188 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-007B-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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

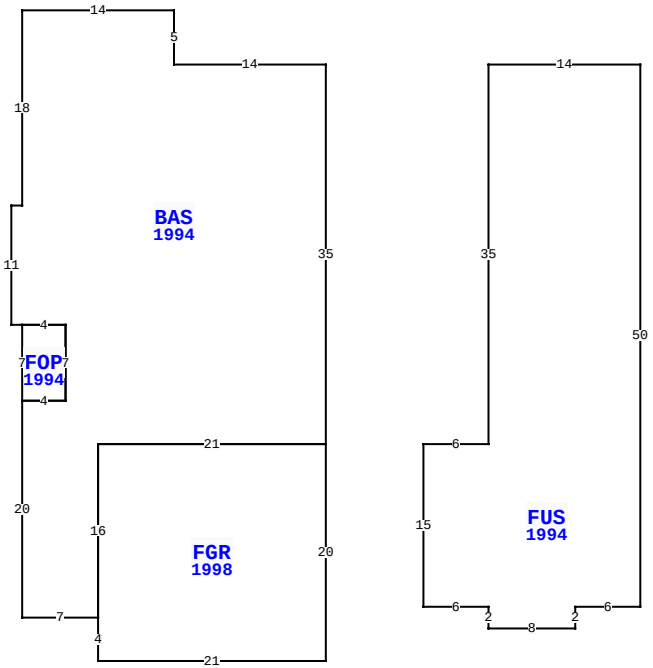
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,145	100	1,145	111,243
FGR	420	55	231	22,442
FOP	28	30	8	777
FUS	806	100	806	78,307
TOTALS	2,399		2,190	212,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,190	119.2611	113.30	248,127	1994	1994	0	0	0	14.25	85.75

1 TOWNHOUSE – 100% - 2018 Heated Area: 1951 HX Base Yr 2018



95188 VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		212,769
TOTAL MARKET OB/XF VALUE		6,247
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		419,016
SOH/AGL Deduction		195,671
ASSESSED VALUE		223,345
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,345
TOTAL JUST VALUE		419,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01376	ADDITION	1,450	10/01/1994
94-01139	NEW CONSTR	79,582	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/0605	2/08/2023	WD	U	I	11	100
GRANTOR: TRAIN JOHN C & DEBRA						
GRANTEE: TRAIN JOHN C LIVING						
2158/1200	11/16/2017	WD	Q	I	01	277,900
GRANTOR: LEWIS EDWARD L & PATR						
GRANTEE: CRAIG DEBRA O & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 N5 W14 S18 W1 S11 E1 FOP=[YR=1994] E4 S7 W4 N7 $ E4 S7 W4 S20 E7 FGR=[YR=1998] S4 E21 N20 W21 S16 $ N16 E21 N35 $ PTR= E15 FUS=[YR=1994] E14 S50 W6 S2 W8 N2 W6 N15 E6 N35 $ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	848.00	SF	5.20	5.20	100	1994	1994	3	68	2,999	
3	0911	SCRN RM A	0	100	12	14	168.00	SF	17.50	17.50	100	1994	1994	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 6,247

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS