LOT 40A
THE VILLAGE @ MARSH LAKES
PB 5/355

ROTHWELL DAVID W & MARTHA H/WILLIAMS MARY ANN LIVI
435 LONG VIEW DR
LAGRANGE, GA 30240

**2024**

**37-2N-28-227V-040A-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

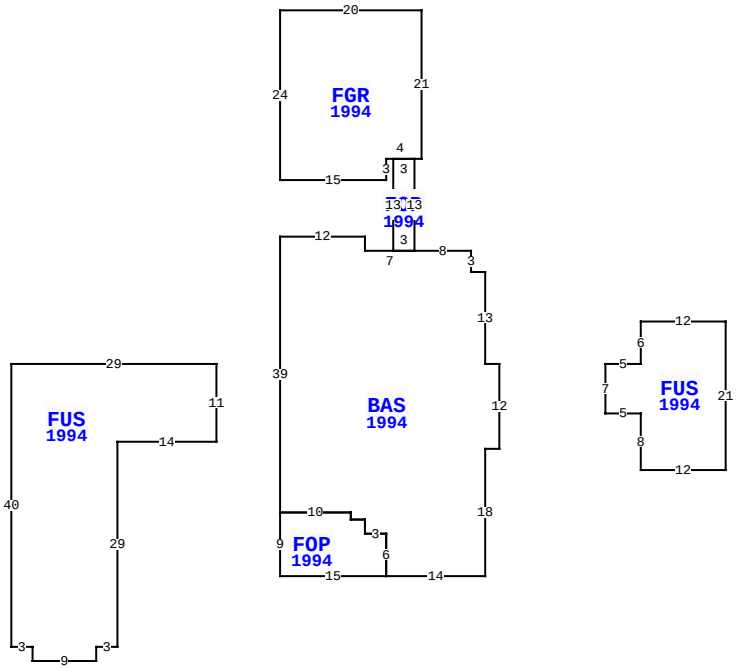
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,252 | 100 | 1,252 | 113,092 |
| FGR | 465 | 55 | 256 | 23,124 |
| FOP | 39 | 30 | 12 | 1,084 |
| FOP | 124 | 30 | 37 | 3,343 |
| FUS | 287 | 100 | 287 | 25,925 |
| FUS | 772 | 100 | 772 | 69,734 |
| TOTALS | 2,939 | | 2,616 | 236,300 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 2,616 | 110.8800 | 105.34 | 275,569 | 1994 | 1994 | 0 | 0 | 0 | 14.25 | 85.75 |

1 TOWNHOUSE - 0% - 0 Heated Area: 2311 HX Base Yr




91008 TEAL CT, 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 | 236,300 |
| TOTAL MARKET OB/XF VALUE | 4,251 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 340,551 |
| SOH/AGL Deduction | 7,657 |
| ASSESSED VALUE | 332,894 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 332,894 |
| TOTAL JUST VALUE | 340,551 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 315,685 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M2006517 | H/AC | 0 | 08/01/2020 |
| M1706736 | H/AC | 0 | 10/01/2017 |
| 94-01020 | NEW CONSTR | 84,453 | 02/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2261/1093 | 2/28/2019 | WD | U | I | 16 | 100 |
| GRANTOR: WILLIAMS MARY ANN F/K | | | | | | |
| GRANTEE: WILLIAMS MARY ANN L | | | | | | |
| 0748/0822 | 1/10/1996 | WD | U | I | 01 | 100 |
| GRANTOR: ROTHWELL DAVID & MART | | | | | | |
| GRANTEE: ROTHWELL DAVID & MA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1994] W2 N13 W2 N3 W8 FOP=[YR=1994] N13 FGR=[YR=1994] E1 N21 W20 S24 E15 N3 E4 $ W3 S13 E3 $ W7 N2 W12 S39 FOP=[YR=1994] S9 E15 N6 W3 N2 W2 N1 W10 $ E10 S1 E2 S2 E3 S6 E14 N18 E2 N12 $ PTR= E15 FUS=[YR=1994] E5 N6 E12 S21 W12 N8 W5 N7 $ W15 $ PTR= W40 FUS=[YR=1994] W29 S40 E3 S2 E9 N2 E3 N29 E14 N11 $ E40 $ .

### 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 | 1994 | 1994 | 3 | 76 | 2,660 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 276.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 68 | 1,220 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 28 | 3 | 84.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 68 | 371 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,251

| 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 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