LOT 47A IN OR 2074/1739
THE VILLAGE @ MARSH LAKES
PB 5/355

D'ARCANGELO JOHN A & CAROL I
95029 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227V-047A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

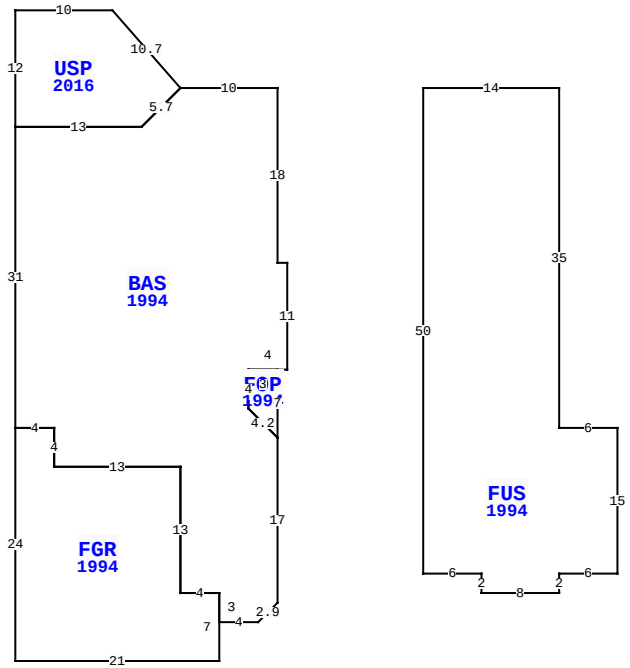
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,118	100	1,118	108,619
FGR	384	55	211	20,499
FOP	17	30	5	486
FUS	806	100	806	78,307
USP	168	30	50	4,858
TOTALS	2,493		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% - 2023 Heated Area: 1924 HX Base Yr 2023



95029 VILLAGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		212,769
TOTAL MARKET OB/XF VALUE		8,031
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		420,800
SOH/AGL Deduction		106,101
ASSESSED VALUE		314,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,699
TOTAL JUST VALUE		420,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00918	NEW CONSTR	77,432	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/1739	9/23/2016	WD	Q	I	01	200,000
GRANTOR: SMITH WILLIAM LESLIE						
GRANTEE: D'ARCANGELO JOHN A						
0710/1454	8/05/1994	WD	Q	I		112,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: SMITH WILLIAM L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W10 USP=[YR=2016] U8 L7 W10 S12 E13 U4 R4 $ D4 L4 W13 S31 FGR=[YR=1994] S24 E21 N7 W4 N13 W13 N4 W4 $ E4 S4 E13 S13 E4 S3 E4 U2 R2 N17 FOP=[YR=1994] N7 W3 S4 D3 R3 $ U3 L3 N4 E4 N11 W1 N18$ PTR= E15 FUS=[YR=1994] E14 S35 E6 S15 W6 S2 W8 N2 W6 N50 $ 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	0810	CONCRETE A	0	100	0	0	1,056.00	SF	6.50	6.50	100	1994	1994	3	68	4,668	
3	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1994	1994	3	68	703	

LAND DESCRIPTION

TOTAL OB/XF 8,031

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	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