

LOT 5
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

HOLLAND BETTY J L/E/
93045 HARBOR CT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 7															
Exterior Wall	16	WD FR STUC 100	0900	01	2,270	115.8654	144.83	328,764	1999	2003	0	0	0	10.00	90.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2000													Heated Area: 1956														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2000														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	11	CLAY TILE 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
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			4015.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,572	100	1,572	204,906																										
FGR	426	55	234	30,501																										
FOP	36	30	11	1,434																										
FOP	54	30	16	2,085																										
FOP	112	30	34	4,432																										
FUS	384	100	384	50,054																										
UOP	28	20	6	782																										
UOP	64	20	13	1,695																										
TOTALS			2,676	2,270	295,888																									
EXTRA FEATURES			93045 HARBOR CT, FERNANDINA BEACH																											
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	0810	CONCRETE A	0 100	24	16	384.00	SF	6.50	6.50	100	1999	1999	3	77	1,922															
2	0810	CONCRETE A	0 100	0	0	132.00	SF	6.50	6.50	100	1999	1999	3	77	661															
TOTAL OB/XF 2,583																														
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	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																														