LOT 7
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

OBRIEN CHRISTY LYNN
93042 HARBOR CT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

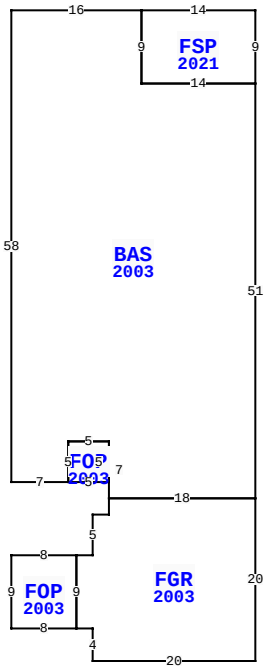
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,625	100	1,625	220,890
FGR	414	55	228	30,993
FOP	25	30	8	1,087
FOP	72	30	22	2,990
FSP	126	40	50	6,797
TOTALS	2,262		1,933	262,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,933	118.8495	148.56	287,166	2003	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2022 Heated Area: 1625 HX Base Yr 2022



93042 HARBOR CT, 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		262,757
TOTAL MARKET OB/XF VALUE		2,529
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		365,286
SOH/AGL Deduction		78,510
ASSESSED VALUE		286,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,776
TOTAL JUST VALUE		365,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1684	5/26/2021	WD	Q	I	01	350,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: OBRIEN CHRISTY LYNN						
2445/0038	3/18/2021	WD	U	I	37	242,000
GRANTOR: SNOWDEN BARBARA JESSI						
GRANTEE: DUVAL HOME BUYERS L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W14 BAS=[YR=2003] W16 S58 E7 FOP=[YR=2003] E5 N5 W5 S5$ N5 E5 S7 FGR=[YR=2003] S2 W2 S5 W2 FOP=[YR=2003] W8 S9 E8 N9$ S9 E2 S4 E20 N20 W18 $ E18 N51 W14 N9$ S9 E14 N9$.

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	586.00	SF	5.20	5.20	100	2003	2003	3	83	2,529	

LAND DESCRIPTION

TOTAL OB/XF 2,529

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