LOT 10
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

WARE JOANNE B TRUST/WARE JOANNE B TRUSTEE
93018 HARBOR CT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

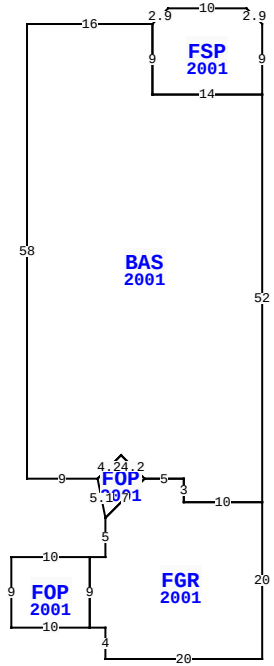
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,635	100	1,635	213,747
FGR	436	55	240	31,376
FOP	24	30	7	915
FOP	90	30	27	3,530
FSP	150	40	60	7,844
TOTALS	2,335		1,969	257,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,969	117.5118	146.89	289,226	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2014 Heated Area: 1635 HX Base Yr 2014



93018 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		257,411
TOTAL MARKET OB/XF VALUE		2,741
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		360,152
SOH/AGL Deduction		198,025
ASSESSED VALUE		162,127
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		107,127
TOTAL JUST VALUE		360,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007353	NEW CONSTR	81,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2704/1598	3/01/2024	WD	U	I	11	100
GRANTOR: WARE JOANNE B						
GRANTEE: WARE JOANNE B TRUST						
1889/0247	8/21/2013	WD	U	I	11	100
GRANTOR: PRICE JAMES W						
GRANTEE: WARE JOANNE B						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] L2 U2 W10 D2 L2 BAS=[YR=2001] W16 S58 E9
FOP=[YR=2001] D5 R1 FGR=[YR=2001] S5 W2 FOP=[YR=2001]
W10 S9 E10 N9$ S9 E2 S4 E20 N20 W10 N3 W5 D5 L5 $ U5 R5 U3
L3 D3 L3 $ U3 R3 R3 D3 E5 S3 E10 N52 W14 N9$ S9 E14 N9$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	659.00	SF	5.20	5.20	100	2001	2001	3	80	2,741	

LAND DESCRIPTION

TOTAL OB/XF 2,741

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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