

LOT 15
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

GIES FAMILY REVOCABLE TRUST/GIES DOUGLAS S TRUSTEE
95273 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	1,310	171,860
FGR	450	55	248	32,535
FOP	50	30	15	1,968
FOP	50	30	15	1,968
FSP	168	40	67	8,789
FUS	527	100	527	69,137

TOTALS	2,555		2,182	286,258
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	
4	0471	VINYL FNC	0	100	0	0	90.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,182	119.2611	149.08	325,293	1999	1999		0	0	12.00

1 SNGL FAM - 100% - 2012

Heated Area: 1837

HX Base Yr 2012

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 7
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		286,258	
TOTAL MARKET OB/XF VALUE		7,945	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		394,203	
SOH/AGL Deduction		215,271	
ASSESSED VALUE		178,932	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		128,932	
TOTAL JUST VALUE		394,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2666/89	9/05/2023	WD	U	I	11
GRANTOR: GIES DOUGLAS SCOTT					
GRANTEE: GIES FAMILY REVOCAB					
1738/1166	5/03/2011	WD	U	I	16
GRANTOR: MASSACHUSETTS AVENUE					
GRANTEE: GIES DOUGLAS SCOTT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2004] W14 S6 BAS=[YR=1999] W18 S32 E4 FOP=[YR=1999] E5 N10 W5 S10 \$ N10 E5 S10 E1 S10 E2 S10 FGR=[YR=1999] S7 W3 FOP=[YR=1999] W5 S10 E5 N10 \$ S10 E3 S4 E20 N21 W20 \$ E20 N46 W14 N6 \$ S6 E14 N12 \$ PTR=E15 FUS=[YR=1999] E17 S31 W17 N31\$ W15\$.											