LOT 16
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

HOLT STEPHANIE A
95287 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0016-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

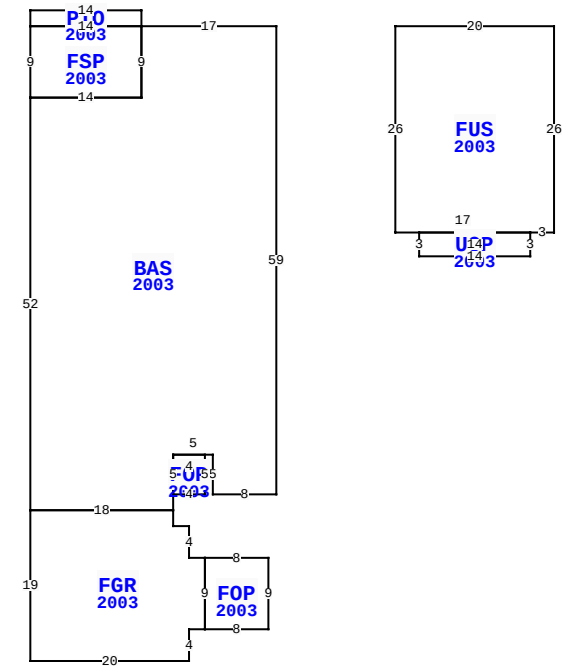
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	261,782
FGR	394	55	217	33,143
FOP	20	30	6	917
FOP	72	30	22	3,360
FSP	126	40	50	7,637
FUS	520	100	520	79,420
PTO	28	5	1	153
UOP	42	20	8	1,222
TOTALS	2,916		2,538	387,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,538	128.6160	160.77	408,034	2003	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2023 Heated Area: 2234 HX Base Yr 2023



95287 VILLAGE DR, 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		387,632
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		491,158
SOH/AGL Deduction		57,359
ASSESSED VALUE		433,799
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,799
TOTAL JUST VALUE		491,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109098	NEW CONSTR	188,496	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/1654	1/27/2023	QC	U	I	11	100
GRANTOR: HOLT WILLIAM S						
GRANTEE: HOLT STEPHANIE A						
2590/1216	8/30/2022	WD	Q	I	01	559,900
GRANTOR: BOYDA THOMAS A & MARG						
GRANTEE: HOLT STEPHANIE ANN						

BUILDING NOTES

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	707.00	SF	5.20	5.20	100	2003	2003	3	83	3,051	
2	0911	SCRN RM A	1	100	14	2	28.00	SF	17.50	17.50	100	2023	2022		97	475	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W17 S9 W14 S52 E18 N2 N5 E5 S5 E8 N59 $
FUS=[YR=2003;ORIG=15,0] E20 S26 W3 W17 N26 $
FGR=[YR=2003;ORIG=-31,61] S19 E20 N4 E2 N9 W2 N4 W2 N2 W18 $
FSP=[YR=2003;ORIG=-17,0] W14 S9 E14 N9 $
FOP=[YR=2003;ORIG=-9,76] E8 N9 W8 S9 $
UOP=[YR=2003;ORIG=32,26] S3 W14 N3 E14 $
PTO=[YR=2003;ORIG=-17,0] N2 W14 S2 E14 $
FOP=[YR=2003;ORIG=-13,59] E4 N5 W4 S5 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,526

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