

LOT 21
IN OR 1024/1259
THE VILLAGES OF MARSH LAKES #2

GOODWIN HARRY II & RHONDALYNN D
94042 MARSH BAY COURT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0021-0000



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 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	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	1,662	100	1,662	213,529
FGR	398	55	219	28,136
FOP	24	30	7	899
FSP	154	40	62	7,966
TOTALS	2,238		1,950	250,530

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	724.00	SF	5.20	5.20	100	2002

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,950	114.8364	143.55	279,922	2002	2002	0	0	10.50	89.50

1 SNGL FAM - 100% - 2003

Heated Area: 1662

HX Base Yr 2003

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

TOTAL OB/XF											
3,087											

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3,087											

Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	250,530		
TOTAL MARKET OB/XF VALUE	3,087		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	348,617		
SOH/AGL Deduction	198,796		
ASSESSED VALUE	149,821		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	99,821		
TOTAL JUST VALUE	348,617		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	323,205		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209356	NEW CONSTR	135,240	02/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1024/1259	12/13/2001	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					SALE PRICE
GRANTEE: GOODWIN HARRY L II					49,000
GRANTOR: K T FERNANDINA JOINT					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2002] W14 BAS=[YR=2002] W16 S58 E6 FOP=[YR=2002] E4 N6 W4 S6 \$ N6 E4 S11 FGR=[YR=2002] S5 W2 S9 E2 S5 E20 N19 W20 \$ E20 N52 W14 N11 \$ S11 E14 N11 \$.											