LOT 22
IN OR 2238/92
THE VILLAGES OF MARSH LAKES #2

WARLEY EDWARD S/LOUPIN D'ANNE
94034 MARSH BAY CT
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0022-0000

BUILDING CHARACTERISTICS

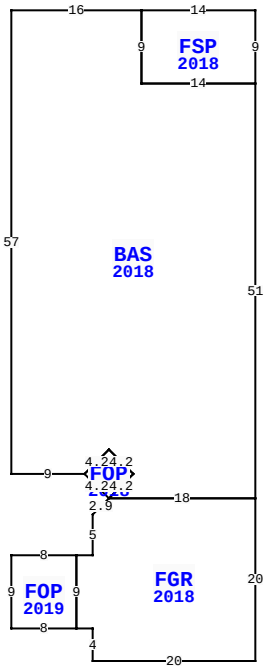
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	235,375
FGR	416	55	229	33,170
FOP	18	30	5	724
FOP	72	30	22	3,186
FSP	126	40	50	7,242
TOTALS	2,257		1,931	279,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,931	118.8495	148.56	286,869	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1625 HX Base Yr 2019



94034 MARSH BAY CT, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2018	2018	3	97	605	
2	0810	CONCRETE A	0	100	34	16	544.00	SF	6.50	6.50	100	2018	2018	3	97	3,430	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		279,697
TOTAL MARKET OB/XF VALUE		4,035
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		378,732
SOH/AGL Deduction		181,310
ASSESSED VALUE		197,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,422
TOTAL JUST VALUE		378,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705351	CO ISSUED	0	11/07/2018
B1705351	NEW CONSTR	205,826	06/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/0092	11/08/2018	WD	Q	I	01	285,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: WARLEY EDWARD S & D						
2009/0024	10/13/2015	WD	Q	V	01	15,000
GRANTOR: WATSON JOHN P						
GRANTEE: FRANKLIN BRENTON M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W14 BAS=[YR=2018] W16 S57 E9 FOP=[YR=2018] D3 R3 U3 R3 U3 L3 L3 D3 $ U3 R3 D3 R3 D3 L3 FGR=[YR=2018] L2 D2 S5 W2 FOP=[YR=2019] W8 S9 E8 N9$ S9 E2 S4E20 N20 W18$ E18 N51 W14 N9$ S9 E14 N9$.

LAND DESCRIPTION

TOTAL OB/XF 4,035

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	0.95	100,000.00	95,000.00	95,000							

REVIEW DATE 06/04/2021 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS