

LOT 24
IN OR 2075/1253
THE VILLAGES OF MARSH LAKES #2

STANFIELD MILDRED E/AGUIRRE SHARON S
P O BOX 16405
FERNANDINA BEACH, FL 32035

2024

37-2N-28-227W-0024-0000



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 60
Interior Floo	14	CARPET 40
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	1,433	100	1,433	193,244
FGR	478	55	263	35,467
FOP	61	30	18	2,427
FOP	63	30	19	2,562
FSP	146	40	58	7,821
FUS	429	100	429	57,852

TOTALS	2,610		2,220	299,373
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	631.00	SF	5.20	5.20

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,220	121.2162	151.52	336,374	2001	2001	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2017						Heated Area: 1862			HX Base Yr 2017		
The floor plan diagram shows a large rectangular area divided into several rooms. The rooms are labeled as follows: BAS 2001 (a large central room), FSP 2001 (a small room at the top left), FUS 2001 (a room at the top right), FOP 2001 (a small room at the bottom left), and FGR 2001 (a room at the bottom right). Dimensions are provided for various segments of the walls and rooms. For example, the top wall of the main area is 16 units long, and the right wall is 45 units long. The bottom wall is 20 units long. The left wall is 47 units long. The top right room (FUS 2001) has a width of 29 units and a height of 13 units. The bottom right room (FGR 2001) has a width of 20 units and a height of 23 units. The bottom left room (FOP 2001) has a width of 7 units and a height of 9 units. The top left room (FSP 2001) has a width of 9 units and a height of 10 units. The bottom right room (FGR 2001) has a width of 20 units and a height of 23 units. 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NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		299,373	
TOTAL MARKET OB/XF VALUE		2,625	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		551,998	
SOH/AGL Deduction		246,392	
ASSESSED VALUE		305,606	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		255,606	
TOTAL JUST VALUE		551,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007351	NEW CONSTR	104,000	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/1253	10/03/2016	WD	Q	I	01	296,000
GRANTOR: RAINES DAVID L & SHIR						
GRANTEE: STANFIELD MILDRED E						
0991/0698	6/11/2001	WD	Q	I		253,200
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: RAINES DAVID L & SH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2001] W2 N2 W10 S2 W2 BAS=[YR=2001] W16 S47 FOP=[YR=2001] S7 E10N4 W3 N3 W7 \$ E7 S3 E3 S4 FGR=[YR=2001] S8 W2 FOP=[YR=2001] W7 S9 E7 N9 \$ S9 E2 S6 E20 N23 W20 \$ E20 N45 W14 N9 \$ S9 E14 N9 \$ PTR= E15 FUS=[YR=2001] E29 S13 W25 S13 W4 N26 \$ W15 \$.									

LAND DESCRIPTION										TOTAL OB/XF										2,625									
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												