LOT 25
IN OR 2109/75
THE VILLAGES OF MARSH LAKES #2

HOERNER THOMAS K & DOROTHY Z
95348 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0025-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 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

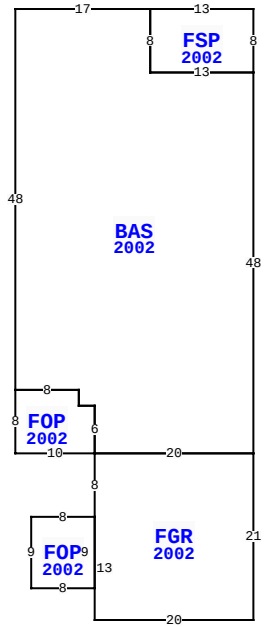
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

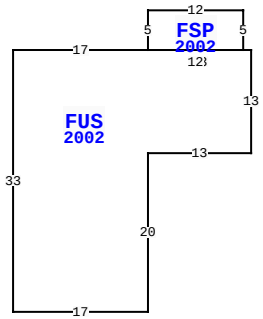
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	196,410
FGR	420	55	231	30,247
FOP	72	30	22	2,881
FOP	76	30	23	3,011
FSP	60	40	24	3,142
FSP	104	40	42	5,499
FUS	730	100	730	95,586
TOTALS	2,962		2,572	336,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,572	115.1136	143.89	370,085	2002	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 2230 HX Base Yr 2018





95348 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		336,777
TOTAL MARKET OB/XF VALUE		3,118
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		589,895
SOH/AGL Deduction		500,233
ASSESSED VALUE		89,662
TOTAL EXEMPTION VALUE	HX HB SX	89,662
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		589,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907670	(3) WINDOWS	2,595	09/01/2019
B0108411	NEW CONSTR	171,500	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/0075	3/24/2017	WD	Q	I	01	299,500
GRANTOR: BELL MARTHA CLARICE &						
GRANTEE: HOERNER THOMAS K &						
2093/0060	12/22/2016	FJ	U	I	11	0
GRANTOR: BELL DOROTHY O EST						
GRANTEE: BELL MARTHA CLARICE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W13 BAS=[YR=2002] W17 S48 FOP=[YR=2002] S8 E10 FGR=[YR=2002] S8 FOP=[YR=2002] W8 S9 E8 N9$ S13 E20 N21 W20$ N6 W2 N2 W8$ E8 S2 E2 S6 E20 N48 W13 N8$ S8 E13 N8$ PTR=E20 FUS=[YR=2002] E17 FSP=[YR=2002] N5 E12 S5 W12$ E13 S13 W13 S20 W17 N33 $ W20 $.

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	0	0	585.00	SF	6.50	6.50	100	2002	2002	3	82	3,118	

LAND DESCRIPTION

TOTAL OB/XF 3,118

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS