LOT 27
IN OR 2055/879
THE VILLAGES OF MARSH LAKES #2

KITCHEN JAMES M & DAWN CAPRICE
95340 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

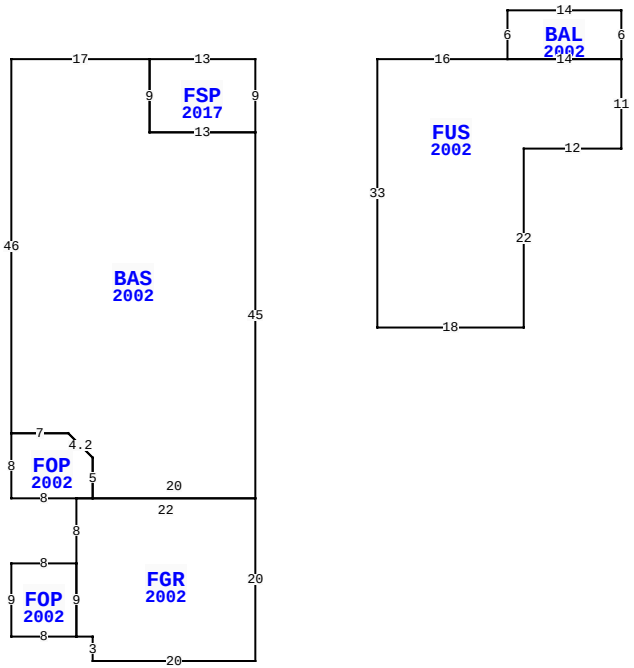
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAL	84	15	13	1,654
BAS	1,428	100	1,428	181,729
FGR	434	55	239	30,415
FOP	72	30	22	2,800
FOP	76	30	23	2,927
FSP	117	40	47	5,981
FUS	726	100	726	92,391
TOTALS	2,937		2,498	317,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	112.4928	140.62	351,269	2002	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2017 Heated Area: 2154 HX Base Yr 2017



95340 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		317,898
TOTAL MARKET OB/XF VALUE		9,095
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		576,993
SOH/AGL Deduction		297,596
ASSESSED VALUE		279,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,397
TOTAL JUST VALUE		576,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109113	9 WINDOWS	5,790	07/13/2021
M2006271	H/AC	0	08/01/2020
B0108446	NEW CONSTR	166,560	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0879	6/27/2016	SW	U	I	12	210,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KITCHEN JAMES MONTG						
1987/0945	6/19/2015	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W13 BAS=[YR=2002] W17 S46 FOP=[YR=2002] S8 E8 FGR=[YR=2002] S8 FOP=[YR=2002] W8 S9 E8 N9$ S9 E2 S3 E20 N20 W22$ E2 N5 U3 L3 W7$ E7 D3 R3 S5 E20 N45 W13 N9$ S9 E13 N9$ PTR= E15 FUS=[YR=2002] E16 BAL=[YR=2002] N6 E14 S6 W14 $ E14 S11 W12 S22 W18 N33 $ W15 $.

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	623.00	SF	6.50	6.50	100	2002	2002	3	82	3,321	
2	1242	WD DECK A	0	100	30	12	360.00	SF	10.00	10.00	100	2016	2016	3	74	2,664	
3	0462	ST/AL FNC	0	100	96	0	384.00	SF	10.00	10.00	100	2016	2016	3	81	3,110	

LAND DESCRIPTION

TOTAL OB/XF 9,095

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