LOT 28
IN OR 1468/1209
THE VILLAGES OF MARSH LAKES #2

TRAVER STEVEN
95332 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0028-0000

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

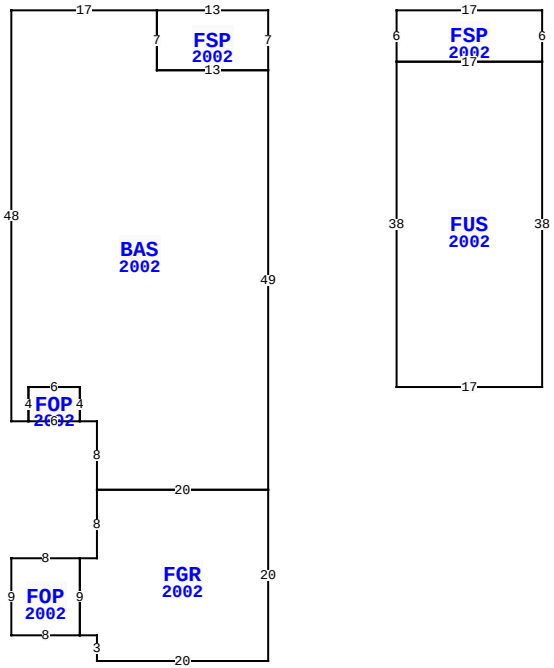
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	186,895
FGR	418	55	230	28,947
FOP	24	30	7	881
FOP	72	30	22	2,769
FSP	91	40	36	4,530
FSP	102	40	41	5,160
FUS	646	100	646	81,303
TOTALS	2,838		2,467	310,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,467	112.4928	140.62	346,910	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2007 Heated Area: 2131 HX Base Yr 2007



95332 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		310,484
TOTAL MARKET OB/XF VALUE		6,528
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		567,012
SOH/AGL Deduction		342,226
ASSESSED VALUE		224,786
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		124,786
TOTAL JUST VALUE		567,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109053	NEW CONSTR	150,600	12/01/2001
P015197	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1209	12/29/2006	WD	Q	I		350,000
GRANTOR: KELLY LINDA R						
GRANTEE: TRAVER STEVEN						
1282/1608	12/21/2004	QC	U	I	06	100
GRANTOR: KELLY-SHEFFIELD JENNI						
GRANTEE: KELLY LINDA R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W13 BAS=[YR=2002] W17 S48 E2 FOP=[YR=2002] E6 N4 W6 S4 $ N4 E6 S4 E2 S8 FGR=[YR=2002] S8 W2 FOP=[YR=2002] W8 S9 E8 N9 $ S9 E2 S3 E20 N20 W20 $ E20 N49 W13 N7 $ S7 E13 N7 $ PTR= E15 FSP=[YR=2002] E17 S6 FUS=[YR=2002] S38 W17 N38 E17 $ W17 N6 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	660.00	SF	6.50	6.50	100	2002	2002	3	82	3,518	

LAND DESCRIPTION

TOTAL OB/XF 6,528

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