LOT 30
IN OR 2226/1644
THE VILLAGES OF MARSH LAKES #2

KELLY A R & LINDA R
95308 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0030-0000

BUILDING CHARACTERISTICS

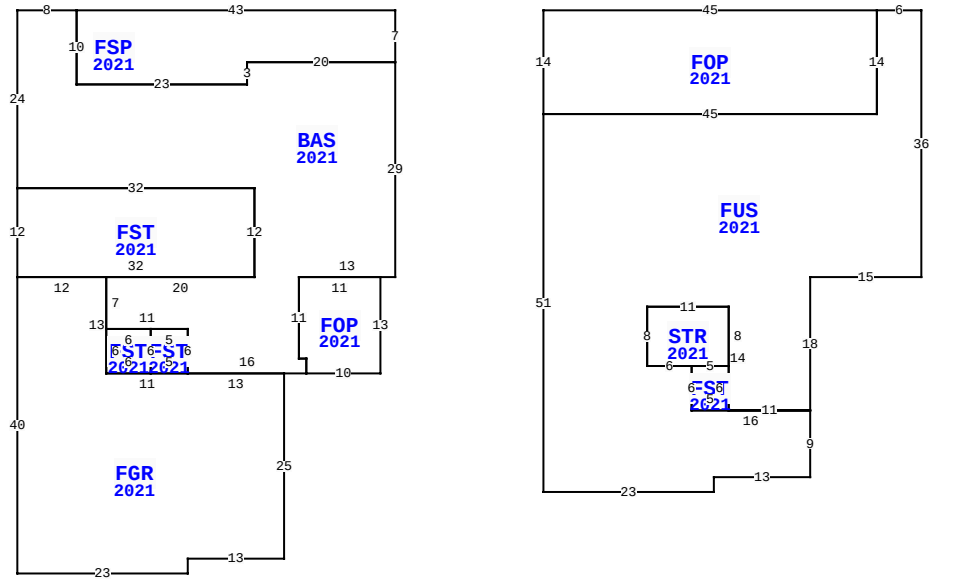
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,356	100	1,356	198,198
FGR	1,102	55	606	88,575
FOP	141	30	42	6,139
FOP	630	30	189	27,625
FSP	370	40	148	21,632
FST	30	55	16	2,338
FST	30	55	16	2,338
FST	36	55	20	2,923
FST	384	55	211	30,840
FUS	2,106	100	2,106	307,821
TOTALS	6,273		4,719	689,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,719	98.4270	147.64	696,713	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 3462 HX Base Yr 2022



** This building has 11 Sub-Areas

95308 VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		689,746
TOTAL MARKET OB/XF VALUE		22,130
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		961,876
SOH/AGL Deduction		313,260
ASSESSED VALUE		648,616
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		598,616
TOTAL JUST VALUE		961,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		830,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010318	CO ISSUED	0	09/22/2021
B2010318	NEW CONSTR	533,029	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/1644	9/25/2018	WD	Q	V	01	110,000
GRANTOR: THOMAS E RANDLE & DEB						
GRANTEE: KELLY A R & LINDA R						
2124/1660	5/07/2017	QC	U	V	11	100
GRANTOR: RANDLE THOMAS E & DEB						
GRANTEE: THOMAS RANDLE & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W43 BAS=[YR=2021] W8 S24 FST=[YR=2021] S12 FGR=[YR=2021] S40 E23 N2 E13 N25 W13 FST=[YR=2021] N6 W5 FST=[YR=2021] W6 S6 E6 N6$ S6 E5$ W11 N13 W12$ E32 N12 W32$ E32 S12 W20 S7 E11 S6 E16 FOP=[YR=2021] E10 N13 W11 S11 E1 S2$ N2 W1 N11 E13 N29 W20 S3 W23N10$ S10 E23 N3 E20 N7$ PTR= E20 FOP=[YR=2021] E45 FUS=[YR=2021] E6 S36 W15 S18 W11 FST=[YR=2021] W5 N6 STR=[YR=2021] W6 N8 E11 S8 W5$ E5 S6$ N14 W11 S8 E6 S6 E16 S9 W13 S2 W23 N51 E45 N14$ S14 W45 N14$ 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	0855	CONC PAVER	0	100	0	0	1,205.00	SF	10.00	10.00	100	2021	2021	3	99	11,930	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 22,130

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 01/12/2022 BY KW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS