

LOT 37
IN OR 1956/1526
THE VILLAGES OF MARSH LAKES #2

SAVORY WALLACE E TRUST/SAVORY WALLACE E TRUSTEE
95276 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0037-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
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. 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	1,513	100	1,513	204,483
FGR	478	55	263	35,545
FOP	30	30	9	1,216
FOP	72	30	22	2,974
FOP	117	30	35	4,730
FUS	448	100	448	60,548
PTO	299	5	15	2,028
STP	16	10	2	270
TOTALS	2,973		2,307	311,792

EXTRA FEATURES		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	1999	1999	3	83	2,905	
2	1076	TRELLIS A	0	100	10	12	120.00	SF	7.50	7.50	100	1999	1999	3	23	207	
3	0300	BOAT DCK W	0	100	0	0	152.00	SF	40.00	40.00	100	1999	1999	3	27	1,642	
4	0920	CWALL-WD/M	0	100	0	0	30.00	LF	390.00	390.00	100	1999	1999	3	20	2,340	
5	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1999	1999	3	77	2,402	
6	0810	CONCRETE A	0	100	0	0	163.00	SF	6.50	6.50	100	1999	1999	3	77	816	

LAND DESCRIPTION		CLAS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,307	122.8626	153.58	354,309	1999	1999	0	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2011				Heated Area: 1961				HX Base Yr 2011					
BLD DATE							LGL DATE						
XF DATE							LAND DATE						
							03/19/2024						
							MLU						

VALUATION BY				STANDARD
BUILDING MARKET VALUE				311,792
TOTAL MARKET OB/XF VALUE				10,312
TOTAL LAND VALUE - MARKET				200,000
TOTAL MARKET VALUE				522,104
SOH/AGL Deduction				274,449
ASSESSED VALUE				247,655
TOTAL EXEMPTION VALUE				50,000
BASE TAXABLE VALUE				197,655
TOTAL JUST VALUE				522,104
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				448,392

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1956/1526	1/07/2015	QC U	I	11		100
GRANTOR: SAVORY WALLACE E						
GRANTEE: SAVORY WALLACE E TR						
1673/0881	4/21/2010	WD Q	I	01		290,000
GRANTOR: LUSSIER RICHARD E						
GRANTEE: SAVORY WALLACE E						

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=1999] L26 U5 D13 L4 BAS=[YR=1999] S53 FOP=[YR=1999] S3 E10 FGR=[YR=1999] S7 W2 FOP=[YR=1999] W8 S9 E8 N9\$ S9 E2 S6 E20 N23 W20 S1\$ N3 W10\$ E10 S2E20 STP=[YR=1999] E4 N4 W4 S4\$ N46 FOP=[YR=2013] N9 W13 S9 E13\$ W13 N9 W17\$ E30 N8\$ PTR=E15 FUS=[YR=1999] E14 S32 W14 N32\$ W15\$.	