

LOT 38
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

NOWLIN JULIA R
95266 VILLAGE DR
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,536	100	1,536	185,484
FGR	454	55	250	30,190
FOP	37	30	11	1,328
FOP	72	30	22	2,657
FOP	102	30	31	3,744
FSP	140	40	56	6,762
FUS	956	100	956	115,445
TOTALS	3,297		2,862	345,610

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0920	CWALL-WD/M	0	0	0	0	41.00	LF	312.00	312.00	
3	1242	WD DECK A	0	0	0	0	284.00	SF	10.00	10.00	
4	0300	BOAT DCK W	0	0	0	0	145.00	SF	40.00	40.00	
5	0855	CONC PAVER	0	0	0	0	653.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,862	109.1622	136.45	390,520	2000	2000	0	0	11.50	88.50
1 SNGL FAM - 0% - 0											
Heated Area: 2492											
HX Base Yr											
95266 VILLAGE DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			345,610
TOTAL MARKET OB/XF VALUE			13,306
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			558,916
SOH/AGL Deduction			107,659
ASSESSED VALUE			451,257
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			451,257
TOTAL JUST VALUE			558,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805946	(4) WINDOWS	1,200	07/01/2018
996384	NEW CONSTR	151,000	08/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2659/1022	8/07/2023	QC	U	I	11
GRANTOR: NOWLIN AUTUMN MARIE					
GRANTEE: NOWLIN JULIA R					
1858/1578	5/29/2013	DG	U	I	30
GRANTOR: NOWLIN JULIA R					
GRANTEE: NOWLIN JULIA R & AU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2000] W14 BAS=[YR=2000] W16 S38 E5 FOP=[YR=2000] S7 R7 U6 U4 L4 D3 L3 \$ R3 U3 R4 D4 D6 L7 W1 S6 D3 R3 S8 E3 FGR=[YR=2000] S8 W2 FOP=[YR=2000] W8 S9 E8 N9\$ S9 E2 S4 E20 N25 W4 S4 W16\$ E16 N4 E4 N48 W14 N10\$ S10 E14 N10\$ PTR=E15 FUS=[YR=2000] E13 FOP=[YR=2008] E17 S6 W17 N6 \$ S6 E17 S25 W14 S8 W16 N39 \$ W15 \$.											