

LOT 42
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

RANDA PATRICIA B L/E/
95230 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2024

37-2N-28-227W-0042-0000



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 60
Interior Floor	11	CLAY TILE 40
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	1,440	100	1,440	186,482
DCK	325	10	32	4,144
FGR	466	55	256	33,152
FOP	30	30	9	1,166
FOP	72	30	22	2,849
FSP	180	40	72	9,324
FUS	646	100	646	83,658
PTO	128	5	6	777
TOTALS	3,287		2,483	321,551

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20	5.20	
2	0300	BOAT DCK W	0	100	0	0	158.00	SF	44.00	44.00	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	

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	100	0003	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	2,483	115.1136	143.89	357,279	2000	2003	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2001											
Heated Area: 2086											
HX Base Yr 2001											
95230 VILLAGE DR, FERNANDINA BEACH											

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

TOTAL OB/XF											
5,814											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		321,551	
TOTAL MARKET OB/XF VALUE		5,814	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		527,365	
SOH/AGL Deduction		272,498	
ASSESSED VALUE		254,867	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		199,867	
TOTAL JUST VALUE		527,365	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004835	(5) WINDOWS	0	06/01/2020
B180733	(3) WINDOWS	5,188	10/01/2018
B23048	XFOB	13,936	11/01/2009
9905998	NEW CONSTR	130,000	04/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2544/0142	2/23/2022	LE U	I	11	
GRANTOR: RANDA PATRICIA B					
GRANTEE: RANDA DAVID G					
0879/0551	4/16/1999	WD Q	V		49,000
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: RANDA DONALD C & PA					

BUILDING NOTES											
DCK=[YR=2009] W31 S10 PTO=[YR=2000] S8 BAS=[YR=2000] S31 E5 FOP=[YR=2000] S7 R6 U7 U3 L3 D3 L3 \$ U3 R3 D3 R3 D7 L6 W1 S7 D3 R3 S8 E3 FGR=[YR=2000] S8 W2 FOP=[YR=2000] W8 S9 E8 N9 \$ S9 E2 S4 E20 N28 W4 S7 W16 \$ E16 N7 E4N21E1 N23 FSP=[YR=2000] N12 W15 S12 E15 \$ W15 N5 W16 \$ E16 N8 W16 \$ E16 S1 E15 N11 \$ PTR=E20 FUS=[YR=2000] E16 S12 E15 S10 W15 S9 W16 N31 \$ W20 \$.											