

LOT 32
IN OR 2205/1541
MARSH LAKES PB 5/159-167

HOLT TERRY & KATHY
781 PARKSIDE TRAIL
MARIETTA, GA 30064

2025

37-2N-28-1320-0032-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 7				
DOR CODE			0000 VACANT																
MAP NUM			MKT AREA			04													
NEIGHBORHOOD/LOC			4015.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS																			

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		350,000
SOH/AGL Deduction		10,595
ASSESSED VALUE		339,405
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		339,405
TOTAL JUST VALUE		350,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1541	6/20/2018	WD U		I	37	582,600
GRANTOR: MATTHEWS BRIAN & JENN						
GRANTEE: HOLT TERRY & KATHY						
0814/1773	11/26/1997	WD U	V		09	175,000
GRANTOR: WHEELER THOMAS W JR						
GRANTEE: MATTHEWS BRIAN						

EXTRA FEATURES															BLD DATE		LGL DATE			
L N	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	INC DATE	LAND DATE	AG DATE	
MARSH LAKES DR, FERNANDINA BEACH																			03/19/2024	MLU

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							