

LOT 1B
THE VILLAGES @ MARSH LAKES
PB 5/355

TAYLOR SANDRA G LIVING TRUST/TAYLOR SANDRA G TRUST
95106 VILLAGE DR
FERNANDINA BEACH, FL 32034-0839

2025

37-2N-28-227V-001B-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	VALUATION SUMMARY																									
Exterior Wall	31	HARDIE BRD 100	0320	01	2,148	116.2770	116.28	249,769	1996	1996	0	0	0	13.75	86.25	STANDARD																								
Roof Structur	08	IRREGULAR 100	1 TOWNHOUSE - 100% - 2018														Heated Area: 1959												HX Base Yr 2018											
Roof Cover	03	COMP SHNGL 100																																						
Interior Wall	05	DRYWALL 100																																						
Interior Floo	13	LVT/LAMMT 50																																						
Interior Floo	14	CARPET 50																																						
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			4015.0100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,218	100	1996	1,218	122,155																																			
FGR	316	55	1996	174	17,451																																			
FOP	17	30	1996	5	501																																			
FUS	741	100	1996	741	74,316																																			
PTO	210	5	1996	10	1,003																																			
TOTALS	2,502			2,148	215,426																																			
EXTRA FEATURES						95106 VILLAGE DR, FERNANDINA BEACH																																		
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																							
1	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	1996	1996	3	70	2,694																								
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695																								
3	0910	SCRN RM L	0	100	0	0	210.00	SF	15.00	15.00	100	2005	2005	3	22	693																								
LAND DESCRIPTION																		TOTAL OB/XF 6,082																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000																							
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS																																								