LOT 3A
COVENANTS & RESTRS OR 851/1107
THE VILLAGE @ MARSH LAKES

PAULINE DEBORAH K L/E/
95130 VILLAGE DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-003A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

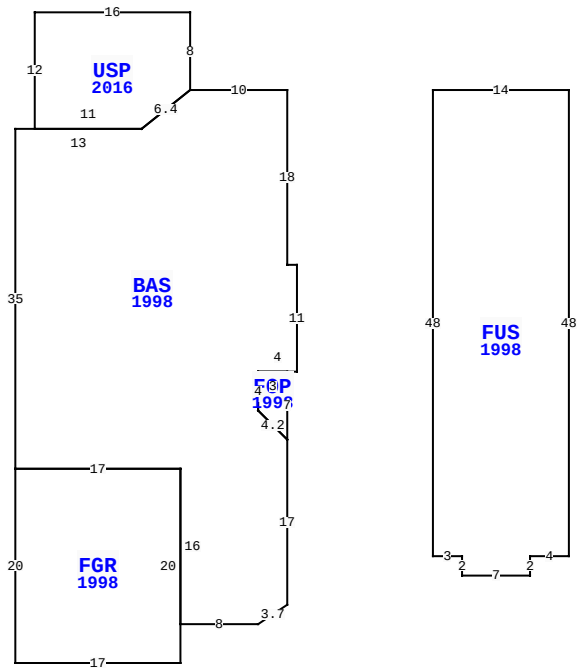
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,198	100	1998	1,198	120,466
FGR	340	55	1998	187	18,804
FOP	17	30	1998	5	503
FUS	686	100	1998	686	68,982
USP	182	30	2016	55	5,531
TOTALS	2,423			2,131	214,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,131	115.2480	115.25	245,598	1998	1998	0	0	0	12.75	87.25

1 TOWNHOUSE - 100% - 2017 Heated Area: 1884 HX Base Yr 2017



95130 VILLAGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		214,284
TOTAL MARKET OB/XF VALUE		7,848
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		372,132
SOH/AGL Deduction		195,727
ASSESSED VALUE		176,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,683
TOTAL JUST VALUE		372,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190860	(6) WINDOWS	7,822	02/01/2019
984882	NEW CONSTR	85,698	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2561/1723	4/28/2022	QC	U	I	11	100
GRANTOR: PAULINE DEBORAH K						
GRANTEE: MURRAY ALLISON B &						
2062/1381	7/29/2016	WD	Q	I	01	237,000
GRANTOR: BROWN DARLENE						
GRANTEE: PAULINE DEBORAH K						

BUILDING NOTES

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	12	35	420.00	SF	6.50	6.50	100	1998	1998	3	73	1,993	
3	0810	CONCRETE A	0	100	3	47	141.00	SF	6.50	6.50	100	1998	1998	3	73	669	
4	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	100	2014	2014	3	71	2,386	

BUILDING DIMENSIONS

BAS=[YR=1998] W10 USP=[YR=2016] N8 W16 S12 E11 R5 U4 $ D4 L5 W13 S35 FGR=[YR=1998] S20 E17 N20 W17 $ E17 S16 E8 U2 R3 N17 FOP=[YR=1998] N7 W3 S4 D3 R3 $ L3 U3 N4 E4 N11 W1 N18 $ PTR= E15 FUS=[YR=1998] E14 S48 W4 S2 W7 N2 W3N48 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 7,848

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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