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

BARANEK JOSEPH P JR & LAURIE J
95134 VILLAGE DR
FERNANDINA BEACH, FL 32034

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

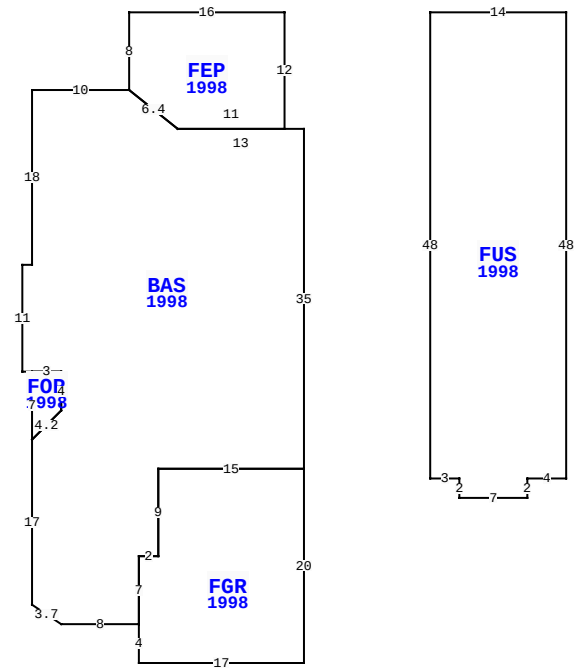
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,216	100	1998	1,216	132,100
FEP	182	80	1998	146	15,860
FGR	322	55	1998	177	19,228
FOP	17	30	1998	5	544
FUS	686	100	1998	686	74,524
TOTALS	2,423			2,230	242,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,230	124.5090	124.51	277,657	1998	1998	0	0	0	12.75	87.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1902 HX Base Yr



95134 VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	242,256
TOTAL MARKET OB/XF VALUE	7,977
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	400,233
SOH/AGL Deduction	15,830
ASSESSED VALUE	384,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,403
TOTAL JUST VALUE	400,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905872	XFOB	3,200	03/01/1999
982742	NEW CONSTR	85,698	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1392	5/25/2021	WD	Q	I	02	357,500
GRANTOR: BUTCHER DALLAS & MARI						
GRANTEE: BARANEK JOSEPH P JR						
0846/0300	8/25/1998	WD	Q	I		130,700
GRANTOR: TREVETT HOMES INC						
GRANTEE: BUTCHER DALLAS & MA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1998] W16 S8 BAS=[YR=1998] W10 S18 W1 S11 E1
FOP=[YR=1998] S7 R3 U3 N4 W3$ E3 S4 D3 L3 S17 D2 R3 E8
FGR=[YR=1998] S4 E17 N20 W15 S9 W2 S7 $ N7 E2 N9 E15 N35 W13
L5 U4 $ D4 R5 E11 N12 $ PTR= E15 FUS=[YR=1998] E14S48 W4
S2 W7 N2 W3 N48 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	12	36	432.00	SF	6.50	6.50	100	1998	1998	3	73	2,050	
3	0810	CONCRETE A	0	0	3	48	144.00	SF	6.50	6.50	100	1998	1998	3	73	683	
4	0855	CONC PAVER	0	0	0	0	260.00	SF	10.00	10.00	100	2014	2014	3	94	2,444	

LAND DESCRIPTION

TOTAL OB/XF 7,977

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	0		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