LOT 4A
IN OR 1722/1732
THE VILLAGES @ MARSH LAKES

SANTA CRUZ CARLOS & JUDITH M
95332 VILLAGE DR
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-004A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

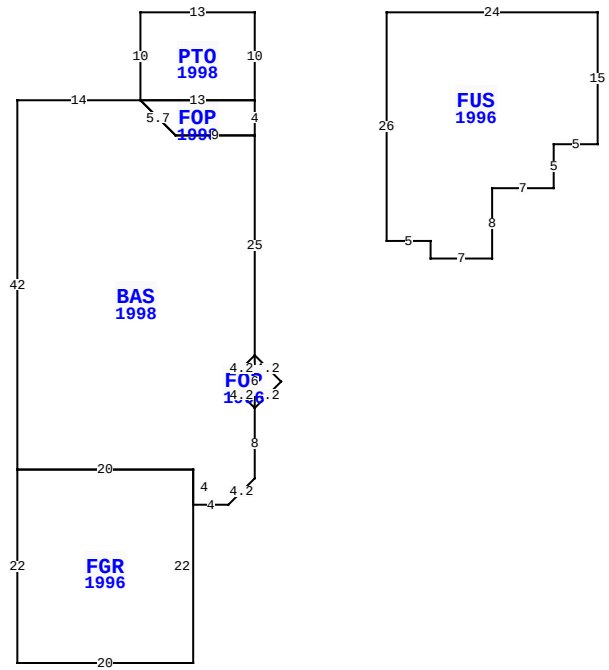
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,123	100	1998	1,123	111,930
FGR	440	55	1996	242	24,121
FOP	9	30	1996	3	299
FOP	44	30	1998	13	1,295
FUS	541	100	1996	541	53,922
PTO	130	5	1998	6	598
TOTALS	2,287			1,928	192,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,928	115.5567	115.56	222,800	1996	1996	0	0	0	13.75	86.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1664 HX Base Yr



95140 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	192,165
TOTAL MARKET OB/XF VALUE	2,981
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	345,146
SOH/AGL Deduction	29,376
ASSESSED VALUE	315,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,770
TOTAL JUST VALUE	345,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 02764	NEW CONSTR	69,227	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1722/1732	1/31/2011	WD	Q	I	01	150,000
GRANTOR: TREVETT HARRY R & JAN						
GRANTEE: SANTA CRUZ CARLOS S						
1618/0124	4/30/2009	WD	U	I	16	100
GRANTOR: TREVETT HARRY R						
GRANTEE: TREVETT HARRY R & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W13 S10 BAS=[YR=1998] W14 S42 FGR=[YR=1996] S22 E20 N22 W20 $ E20 S4E4 U3 R3 N8 FOP=[YR=1996] N6 D3 L3 D3 R3 $ U3 R3 U3 L3 N25 FOP=[YR=1998] N4 W13 D4 R4 E9 $ W9 U4 L4 $ E13 N10 $ PTR= E15 FUS=[YR=1996] E24 S15 W5 S5 W7 S8 W7 N2 W5 N26 $ 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	0811	CONCRETE B	0	0	0	0	819.00	SF	5.20	5.20	100	1996	1996	3	70	2,981	

LAND DESCRIPTION

TOTAL OB/XF 2,981

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 01/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS