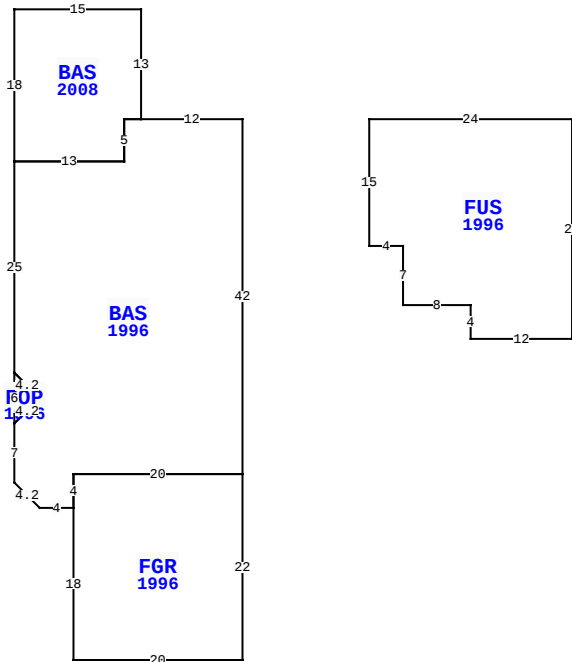


LEMONS ROBERT & JAN F
95144 VILLAGE DR
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																																	
Exterior Wall		31	HARDIE BRD 100		0320	01	2,137	123.2742	263,428	1996	1996	0	0	0	13.75	86.25	Tax Group: 7		Tax Dist:																																	
Roof Structur		08	IRREGULAR 100		1 TOWNHOUSE - 100% - 2022												Heated Area: 1892												HX Base Yr 2022																							
Roof Cover		03	COMP SHNGL 100																										BUILDING MARKET VALUE												227,207											
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												4,007																							
Interior Floo		11	CLAY TILE 60														TOTAL LAND VALUE - MARKET												150,000																							
Interior Floo		14	CARPET 40														TOTAL MARKET VALUE												381,214																							
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												70,964																							
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE												310,250																							
Bedrooms			3 100														TOTAL EXEMPTION VALUE												HX HB 50,722																							
Bathrooms			2.5 100														BASE TAXABLE VALUE												259,528																							
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE												381,214																							
Stories		2.	2. 100														NCON VALUE												0																							
Units		0	0 100		INCOME VALUE																																															
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE												333,100																																			
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	1,084	100	1996	1,084	115,252																																															
BAS	260	100	2008	260	27,643																																															
FGR	440	55	1996	242	25,729																																															
FOP	9	30	1996	3	319																																															
FUS	548	100	1996	548	58,264																																															
TOTALS		2,341			2,137	227,207																																														
EXTRA FEATURES					95144 VILLAGE DR, FERNANDINA BEACH										BLD DATE				LGL DATE		04/16/2025		MLU																													
															XF DATE				LAND DATE																																	
															INC DATE				AG 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																																				
1	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	5.20	100	1996	1996	3	70	3,269																																					
2	0810	CONCRETE A	0 100	0	0	129.00	SF	6.50	6.50	100	2008	2008	3	88	738																																					
LAND DESCRIPTION										TOTAL OB/XF										4,007																																
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	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																																				