LOT 5A
THE VILLAGE @ MARSH LAKES
PB 5/355

COONROD ANNE T
3017 RIVERSIDE DRIVE
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227V-005A-0000

BUILDING CHARACTERISTICS

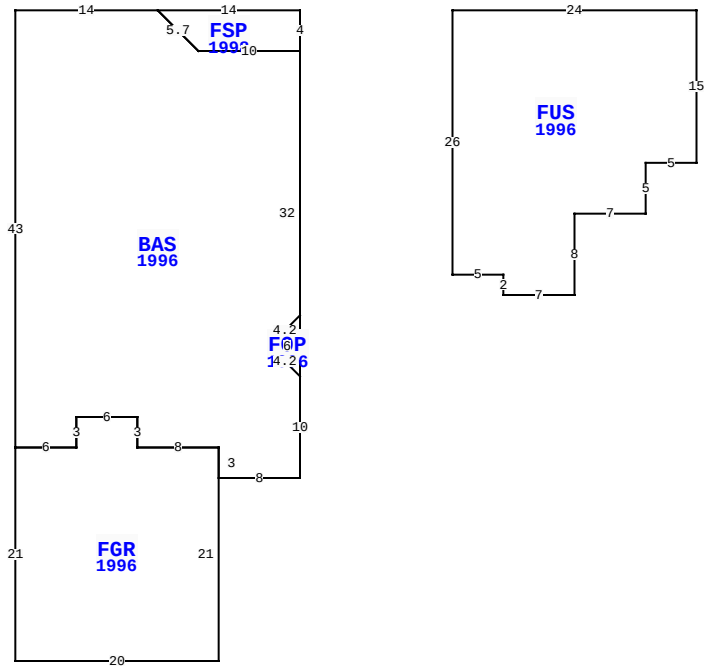
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,162	100	1996	1,162	116,538
FGR	438	55	1996	241	24,170
FOP	9	30	1996	3	301
FSP	48	40	1998	19	1,905
FUS	541	100	1996	541	54,257
TOTALS	2,198			1,966	197,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,966	116.2770	116.28	228,606	1996	1996	0	0	0	13.75	86.25

1 TOWNHOUSE - 0% - 2025 Heated Area: 1703 HX Base Yr



95158 VILLAGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	197,173
TOTAL MARKET OB/XF VALUE	7,521
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	404,694
SOH/AGL Deduction	0
ASSESSED VALUE	404,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,694
TOTAL JUST VALUE	404,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705405	H/AC	0	08/01/2017
963050	NEW CONSTR	69,227	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1921	9/27/2024	WD	Q	I	02	470,000
GRANTOR: ROWE JAMES M						
GRANTEE: COONROD ANNE T						
2736/677	9/05/2024	FJ	U	I	11	0
GRANTOR: ROWE CAROLYN G						
GRANTEE: ROWE JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W14 BAS=[YR=1996] W14 S43 FGR=[YR=1996] S21 E20 N21 W8 N3 W6 S3 W6 $ E6 N3 E6 S3 E8 S3 E8 N10 FOP=[YR=1996] L3 U3 U3 R3 S6 $ N32 W10 L4 U4 $ D4 R4 E10 N4 $PTR= E15 FUS=[YR=1996] E24 S15 W5 S5W7 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	935.00	SF	5.20	5.20	100	1996	1996	3	70	3,403	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0911	SCRN RM A	0	0	12	14	168.00	SF	17.50	17.50	100	1997	1997	3	20	588	
4	0300	BOAT DCK W	0	0	4	19	76.00	SF	40.00	40.00	100	1997	1997	3	24	730	

LAND DESCRIPTION

TOTAL OB/XF 7,521

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	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS