LOT 6A
THE VILLAGE @ MARSH LAKES
PB 5/355

THOMAS CYNTHIA E LIVING TRUST/THOMAS CYNTHIA E TRU
PO BOX 3832
LAKE CITY, FL 32056

2025

37-2N-28-227V-006A-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		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

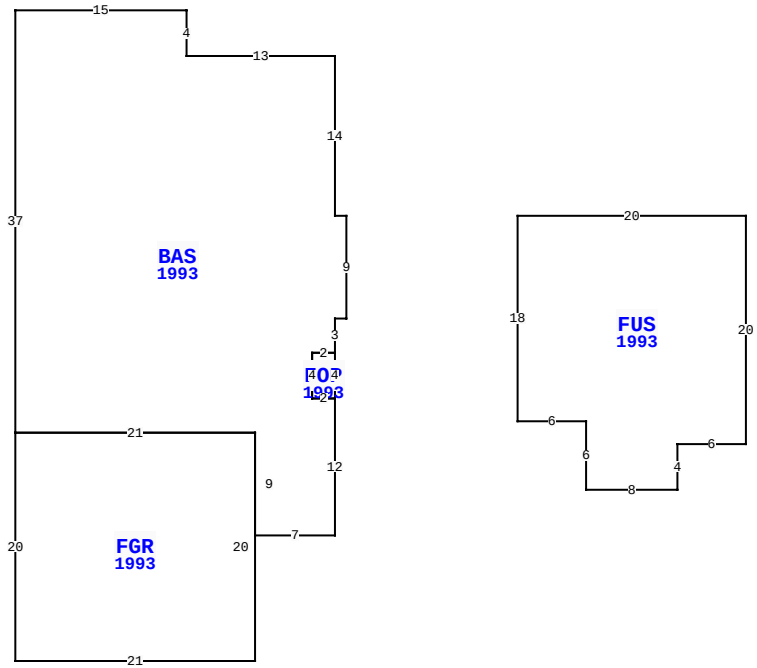
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4015.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	115,019
FGR	420	55	1993	231	25,352
FOP	8	30	1993	2	219
FUS	420	100	1993	420	46,096
TOTALS	1,896			1,701	186,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,701	118.6500	118.65	201,824	1993	2008	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 2025 Heated Area: 1468 HX Base Yr



95172 VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	186,687
TOTAL MARKET OB/XF VALUE	6,021
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	392,708
SOH/AGL Deduction	0
ASSESSED VALUE	392,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,708
TOTAL JUST VALUE	392,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007665	2 DOORS	14,429	08/24/2020
E2000601	CHNGE SRVC	2,500	01/21/2020
19012995	REMODEL	40,000	12/27/2019
R1614834	REPAIR/RRF	7,362	02/12/2016
94-01106	XFOB	2,300	07/01/1994
8670	NEW CONSTR	73,543	02/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/373	3/27/2024	WD	Q	I	01	480,000
GRANTOR: MCABEE NANCY G						
GRANTEE: THOMAS CYNTHIA E LI						
2557/1177	4/22/2022	WD	Q	I	01	451,100
GRANTOR: WEAVER DONNA						
GRANTEE: MCABEE NANCY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N14 W13 N4 W15 S37 FGR=[YR=1993] S20 E21 N20 W21 $ E21 S9 E7 N12 FOP=[YR=1993] N4 W2 S4 E2 $ W2 N4 E2 N3 E1 N9 $ PTR= E15 FUS=[YR=1993] E20 S20 W6 S4 W8 N6 W6 N18 $ 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	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	0	0	0	874.00	SF	5.20	5.20	100	1993	1993	3	64	2,909	
3	0911	SCRN RM A	0	0	13	13	169.00	SF	17.50	17.50	100	1998	1998	3	20	592	

LAND DESCRIPTION

TOTAL OB/XF 6,021

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	000134	C	RES POND	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