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

METZ RICHARD BRUCE & EILEEN C
95176 VILLAGE DR
FERNANDINA BEACH, FL 32034

**2025**

**37-2N-28-227V-006B-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

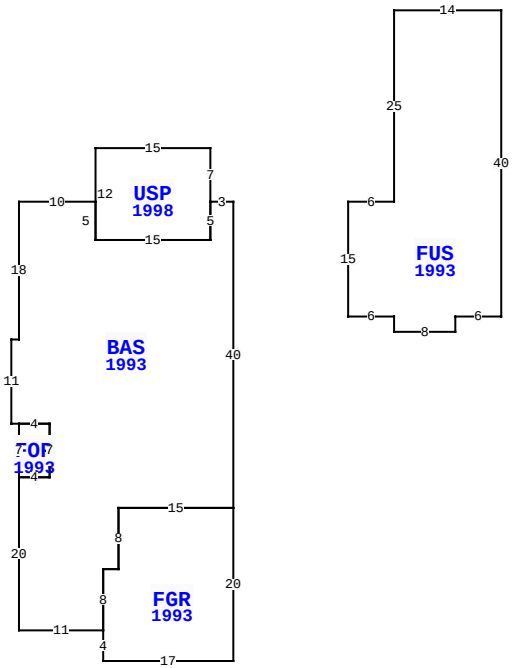
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 1,220 | 100 | 1993 | 1,220 | 122,719 |
| FGR | 324 | 55 | 1993 | 178 | 17,905 |
| FOP | 28 | 30 | 1993 | 8 | 805 |
| FUS | 666 | 100 | 1993 | 666 | 66,992 |
| USP | 180 | 30 | 1998 | 54 | 5,432 |
| TOTALS | 2,418 | | | 2,126 | 213,852 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 2,126 | 118.3350 | 118.34 | 251,591 | 1993 | 1993 | 0 | 0 | 0 | 15.00 | 85.00 |

1 TOWNHOUSE - 100% - 2016 Heated Area: 1886 HX Base Yr 2016




95176 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 | | 213,852 |
| TOTAL MARKET OB/XF VALUE | | 8,557 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 422,409 |
| SOH/AGL Deduction | | 182,547 |
| ASSESSED VALUE | | 239,862 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 189,140 |
| TOTAL JUST VALUE | | 422,409 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 412,724 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8671 | NEW CONSTR | 80,992 | 02/04/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2668/1027 | 5/30/2013 | FJ | U | I | 11 | 0 |
| GRANTOR: KOMNINOS ANN GLENN ES | | | | | | |
| GRANTEE: KOMNINOS ANN G TRUS | | | | | | |
| 1850/1422 | 4/12/2013 | TD | Q | I | 02 | 210,000 |
| GRANTOR: COOK CANDY & CHRISTIN | | | | | | |
| GRANTEE: METZ RICHARD BRUCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=1998] N7 W15 S12 E15 N5$ S5 W15 N5 W10 S18 W1 S11 E1 FOP=[YR=1993] S7 E4 N7 W4$ E4 S7 W4 S20 E11 FGR=[YR=1993] S4 E17 N20 W15 S8 W2 S8$ N8 E2 N8 E15 N40$ PTR= E15 FUS=[YR=1993] E6 N25 E14 S40 W6 S2 W8 N2 W6 N15 $ 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 72 | 2,520 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 855.00 | SF | 5.20 | 5.20 | 100 | 1993 | 1993 | 3 | 64 | 2,845 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 10 | 6 | 60.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 120 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 160.00 | SF | 40.00 | 40.00 | 100 | 2008 | 2008 | 3 | 48 | 3,072 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,557

| 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 | 100 | | 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