

LOT 47B
THE VILLAGE @ MARSH LAKES
PB 5/355

BOWIE JOYCE A
95023 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

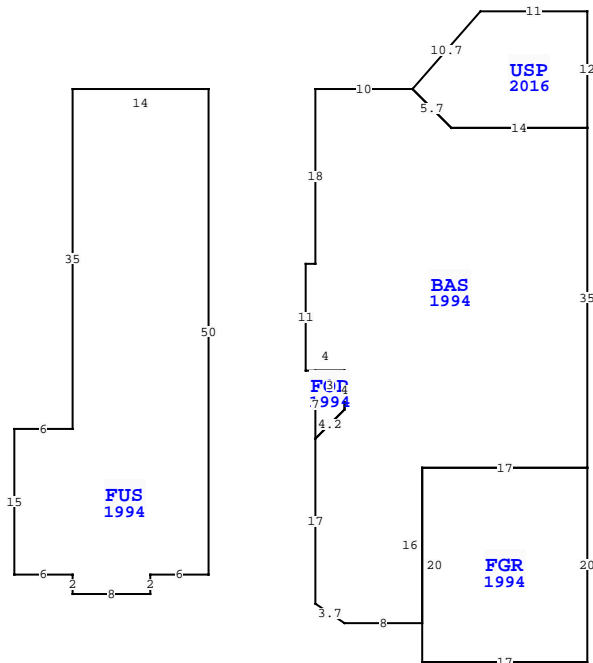
2025

37-2N-28-227V-047B-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	50
Interior Floo	14	CARPET	50
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
BAS	1,196	100	1994
FGR	340	55	1994
FOP	17	30	1994
FUS	806	100	1994
USP	180	30	2016
TOTALS	2,539		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,248	117.8205	117.82	264,859	1994	1994	0	0	14.75	85.25
1 TOWNHOUSE - 0% - 2024 Heated Area: 2002 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			225,792
TOTAL MARKET OB/XF VALUE			13,459
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			439,251
SOH/AGL Deduction			76,816
ASSESSED VALUE			362,435
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			362,435
TOTAL JUST VALUE			439,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0911	3/27/2023	WD Q	Q	I	01	415,000
GRANTOR: PIOTROWSKI LINDA A F/						
GRANTEE: BOWIE JOYCE A						
2029/0825	2/18/2016	WD Q	Q	I	01	222,000
GRANTOR: MARTIN JAMES S						
GRANTEE: NEAL LINDA A						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0855	CONC PAVER	0	0	0	810.00	SF	10.00	10.00	100	2014	2014	3	94	7,614	
3	0855	CONC PAVER	0	0	55	3	SF	10.00	10.00	100	2014	2014	3	94	1,551	
4	0462	ST/AL FNC	0	0	60	0	SF	10.00	10.00	100	2014	2014	3	71	1,704	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1994] E10 USP=[YR=2016] U8 R7 E11 S12 W14 U4 L4 \$ D4 R4 E14 S35 FGR=[YR=1994] S20 W17 N20 E17\$ W17 S16 W8 L3 U2 N17 FOP=[YR=1994] N7 E3 S4 D3 L3 \$ R3 U3 N4 W4 N11 E1 N18\$ PTR= W25 FUS=[YR=1994] E14 S50 W6 S2 W8 N2 W6 N15 E6 N35 \$ E25 \$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							