

LOT 1
IN OR 1983/1895
THE VILLAGES OF MARSH LAKES #2

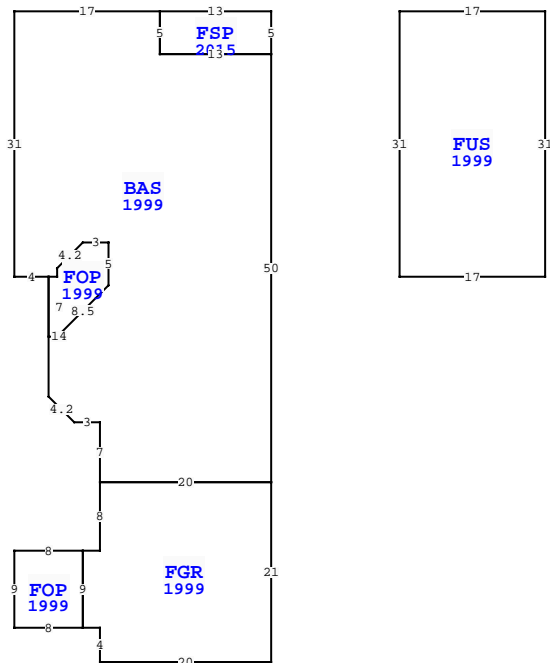
MACNABB HERBERT W & CINDY H
93011 HARBOR CT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227W-0001-0000
[Barcode]

| ELEMENT | CD | BUILDING CHARACTERISTICS CONSTRUCTION |
|---------------|----|---------------------------------------|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 2,274 | 122.8626 | 162.18 | 368,797 | 1999 | 1999 | 0 | 0 | 12.50 | 87.50 | |
| 1 SNGL FAM - 100% - 2016 Heated Area: 1970 HX Base Yr 2016 | | | | | | | | | | | | |



| | | |
|------------------|------------------|------------------|
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4015.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,443 | 100 |
| FGR | 438 | 55 |
| FOP | 51 | 30 |
| FOP | 72 | 30 |
| FSP | 65 | 40 |
| FUS | 527 | 100 |
| TOTALS | 2,596 | |

| 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 |
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 |
| 2 | 0810 | CONCRETE A | 0 | 100 | 30 | 480.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 |
| 3 | 0810 | CONCRETE A | 0 | 100 | 48 | 192.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 |
| 4 | 0911 | SCRN RM A | 0 | 100 | 13 | 78.00 | SF | 17.50 | 17.50 | 100 | 1999 | 1999 |

| | | | | | | | | | | | | |
|-----------------------------------|--|-----------|------------|--|--|--|--|--|--|--|--|--|
| 93011 HARBOR CT, FERNANDINA BEACH | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | | | | | | | | | |
| XF DATE | | LAND DATE | 03/19/2024 | | | | | | | | | |
| INC DATE | | AG DATE | MLU | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 7 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 322,697 |
| TOTAL MARKET OB/XF VALUE | | | 6,384 |
| TOTAL LAND VALUE - MARKET | | | 100,000 |
| TOTAL MARKET VALUE | | | 429,081 |
| SOH/AGL Deduction | | | 180,136 |
| ASSESSED VALUE | | | 248,945 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,722 |
| BASE TAXABLE VALUE | | | 193,223 |
| TOTAL JUST VALUE | | | 429,081 |
| INCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 413,873 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1983/1895 | 6/02/2015 | WD Q | Q | I | 02 | 255,000 |
| GRANTOR: KLINGEMANN CHARLES & | | | | | | |
| GRANTEE: MACNABB HERBERT W & | | | | | | |
| 1789/1079 | 4/11/2012 | WD U | U | I | 30 | 100 |
| GRANTOR: KLINGEMANN CHARLES E | | | | | | |
| GRANTEE: KLINGEMANN CHARLES | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2015] W13 BAS=[YR=1999] W17 S31 E4 FOP=[YR=1999] E1 N1 U3 R3 E3 S5 D6 L6 W1 N7\$ S14 D3 R3 E3 S7 FGR=[YR=1999] S8 W2 FOP=[YR=1999] W8 S9 E8 N9\$ S9 E2 S4 E20 N21 W20\$ E20 N50 W13 N5\$ S5 E13 N5\$ PTR=E15 FUS=[YR=1999] E17 S31 W17 N31\$ W15\$. | | | | | | | | | | | | |

| 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 | DPH 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 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | | |