

LOT 2
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

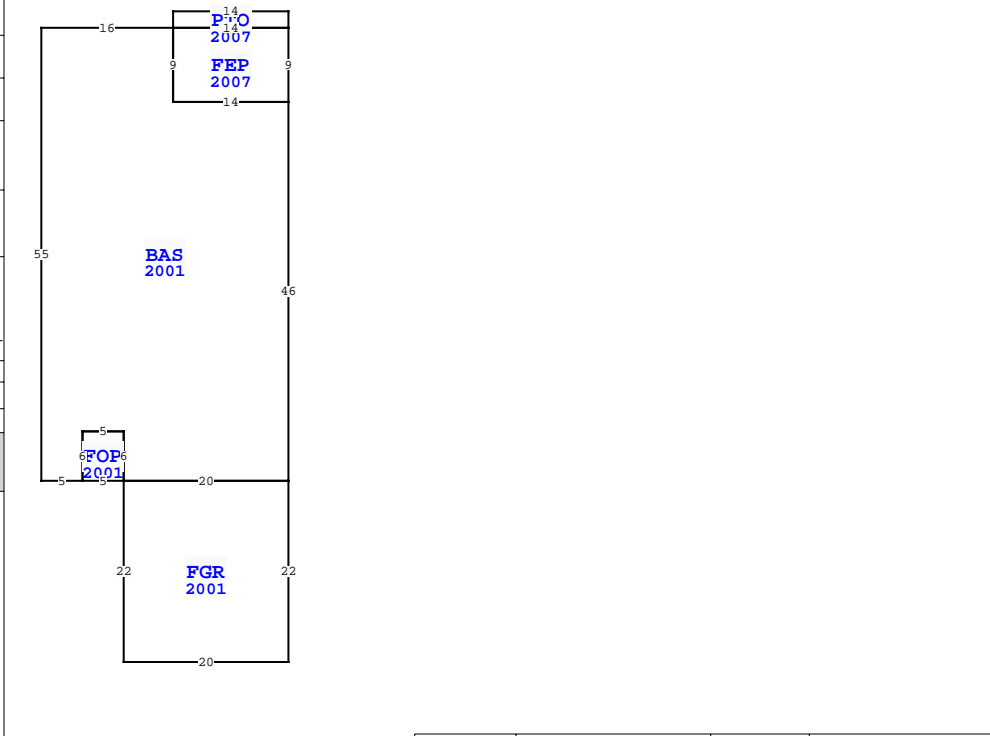
AVERETT LEAH J
93019 HARBOR COURT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227W-0002-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	1,847	120.6450	159.25	294,135	2001	2001	0	0	11.50	88.50	



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	2001	1,494	210,559
FEP	126	80	2007	101	14,234
FGR	440	55	2001	242	34,107
FOP	30	30	2001	9	1,268
PTO	28	5	2007	1	141
TOTALS	2,118			1,847	260,309

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	0811	CONCRETE B	0	100	0	611.00	SF	5.20	5.20	100	2001	2001	3	79	2,510	

93019 HARBOR CT, FERNANDINA BEACH										BLD DATE		LGL DATE	03/19/2024	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			260,309
TOTAL MARKET OB/XF VALUE			2,510
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			362,819
SOH/AGL Deduction			181,319
ASSESSED VALUE			181,500
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			125,778
TOTAL JUST VALUE			362,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001397	REPAIR/RRF	13,000	01/24/2022
B0618326	XFOB	6,500	10/31/2006
B007482	NEW CONSTR	77,000	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1543	4/26/2019	WD Q	Q	I	02	230,000
GRANTOR: SMITH LEONARD CLAYTON						
GRANTEE: AVERETT LEAH J						
2062/1108	7/29/2016	WD Q	Q	I	02	220,000
GRANTOR: GRIFFIN A DELBURT & P						
GRANTEE: SMITH LEONARD CLAYT						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2001] W16 S55 E5 FOP=[YR=2001] E5 N6 W5 S6\$ N6 E5 S6												
FGR=[YR=2001] S22 E20 N22 W20\$ E20 N46 FEP=[YR=2007] N9												
PTO=[YR=2007] N2 W14 S2 E14\$ W14 S9 E14\$ W14 N9\$.												

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								