LOT 3
PT OR 2111/1425
THE VILLAGES OF MARSH LAKES #2

SNOWDEN BARBARA J R REV TRUST/SNOWDEN BARBARA J R
P.O. BOX 15736
FERNANDINA BEACH, FL 32035

2025

37-2N-28-227W-0003-0000

BUILDING CHARACTERISTICS

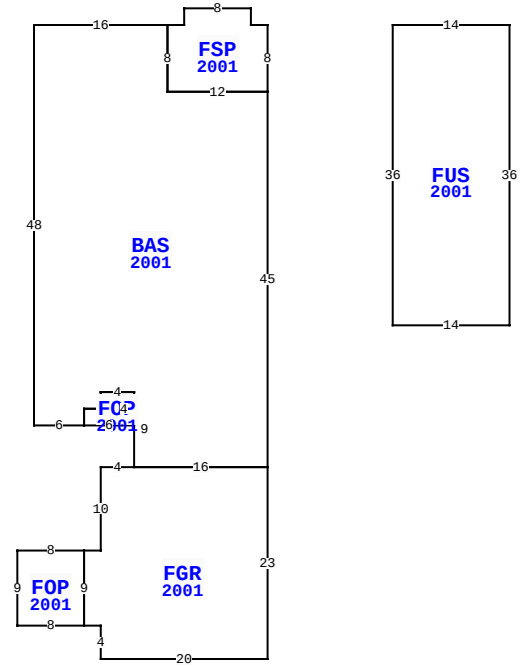
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	2001	1,308	179,089
FGR	478	55	2001	263	36,010
FOP	20	30	2001	6	821
FOP	72	30	2001	22	3,013
FSP	112	40	2001	45	6,161
FUS	504	100	2001	504	69,007
TOTALS	2,494			2,148	294,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	117.2031	154.71	332,317	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 1812 HX Base Yr



93027 HARBOR CT, FERNANDINA BEACH

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

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	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2001	2001	3	79	2,728	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	294,101
TOTAL MARKET OB/XF VALUE	2,728
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	396,829
SOH/AGL Deduction	48,212
ASSESSED VALUE	348,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,617
TOTAL JUST VALUE	396,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007780	NEW CONSTR	95,500	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/1425	12/05/2016	QC	U	I	11	100
GRANTOR: SNOWDEN BARBARA JR						
GRANTEE: BARBARA JESSIE ROSE						
2073/1504	9/22/2016	WD	Q	I	01	265,000
GRANTOR: CRISP CLARENCE E & AN						
GRANTEE: SNOWDEN BARBARA JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W2 N2 W8 S2 W2 BAS=[YR=2001] W16 S48 E6
FOP=[YR=2001] E6 N4 W4 S2 W2 S2 $ N2 E2 N2 E4 S9
FGR=[YR=2001] W4 S10 W2 FOP=[YR=2001] W8 S9 E8 N9 $ S9 E2S4
E20 N23 W16 $ E16 N45 W12 N8 $ S8 E12 N8 $ PTR= E15
FUS=[YR=2001] E14 S36 W14 N36 $ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,728

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS