

LOT 4
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

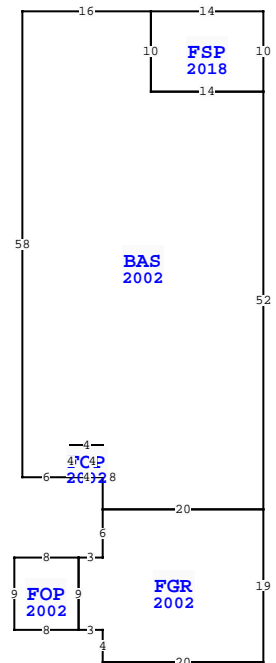
SMITH ABBEY L/SELVIDGE JACKSON R
93035 HARBOR CT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227W-0004-0000
[Barcode]

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	11 CLAY TILE 70				
Interior Floo	14 CARPET 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				
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	1,664	100	2002	1,664	237,561
FGR	407	55	2002	224	31,979
FOP	16	30	2002	5	714
FOP	72	30	2002	22	3,141
FSP	140	40	2018	56	7,995
TOTALS	2,299			1,971	281,390

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,971	121.5249	160.41	316,168	2002	2002	0	0	11.00	89.00
1 SNGL FAM - 100% - 2022										Heated Area: 1664	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			281,390
TOTAL MARKET OB/XF VALUE			2,787
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			384,177
SOH/AGL Deduction			66,863
ASSESSED VALUE			317,314
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			266,592
TOTAL JUST VALUE			384,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0798	12/18/2020	WD Q	Q	I	01	301,000
GRANTOR: MCALLISTER BRUCE & SU						
GRANTEE: SMITH ABBEY L & JAC						
2266/0963	4/02/2019	LE U	I	11		100
GRANTOR: MCALLISTER BRUCE P &						
GRANTEE: MCALLISTER BRUCE P						

EXTRA FEATURES															93035 HARBOR CT, FERNANDINA BEACH	
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	0810	CONCRETE A	0	100	0	536.00	SF	6.50	6.50	100	2002	2002	3	80	2,787	

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

BUILDING NOTES	
FSP=[YR=2018] W14 BAS=[YR=2002] W16 S58 E6 FOP=[YR=2002] E4 N4 W4 S4 \$ N4 E4 S8 FGR=[YR=2002] S6 W3 FOP=[YR=2002] W8 S9 E8 N9\$ S9 E3 S4 E20 N19 W20 \$ E20 N52 W14 N10 \$ S10 E14 N10 \$.	

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							