

LOT 5  
THE VILLAGES OF MARSH LAKES #2  
PB 6/97-98

HOLLAND BETTY J L/E/  
93045 HARBOR CT  
FERNANDINA BEACH, FL 32034

**2025**

37-2N-28-227W-0005-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,270	115.8654	152.94	347,174	1999	1999	0	0	12.50	87.50	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		303,777	
TOTAL MARKET OB/XF VALUE		2,516	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		406,293	
SOH/AGL Deduction		227,749	
ASSESSED VALUE		178,544	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		122,822	
TOTAL JUST VALUE		406,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,471	



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	1,572	100	1999	1,572	210,369
FGR	426	55	1999	234	31,315
FOP	36	30	1999	11	1,472
FOP	54	30	1999	16	2,141
FOP	112	30	1999	34	4,550
FUS	384	100	1999	384	51,388
UOP	28	20	1999	6	803
UOP	64	20	1999	13	1,740
TOTALS	2,676			2,270	303,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109642	DOOR	2,900	07/22/2021
B1909645	REPAIR/RRF	9,500	11/01/2019
99-05725	NEW CONSTR	103,000	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1842	12/16/2021	QC	U	I	11	100

GRANTOR: HOLLAND BETTY J  
GRANTEE: SMITH ANGIE S & MAT  
0864/1407 1/28/1999 WD U V 19 15,000  
GRANTOR: BRYLEN HOMES  
GRANTEE: HOLLAND V BURNELL &

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	0810	CONCRETE A	0	100	24	16	SF	6.50	6.50	100	1999	1999	3	75	1,872	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1999	1999	3	75	644	

BUILDING NOTES														
UOP=[YR=1999] W14 S2 BAS=[YR=1999] W16 S56 E6 FOP=[YR=1999] E4 N9 W4 S9\$ N9 E4 S11 FGR=[YR=1999] S6 W3 FOP=[YR=1999] W5 S10 E5 N3 E1 N4 W1 N3\$ S3 E1 S4 W1 S3 E3 S4 E20 N20 W20\$ E20 N50 FOP=[YR=1999] N8 W14 S8 E14\$ W14 N8\$ E14 N2\$ PTR=E15 UOP=[YR=1999] E16 S4 FUS=[YR=1999] S24 W16 N24 E16\$ W16 N4\$ 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							