

LOT 7
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

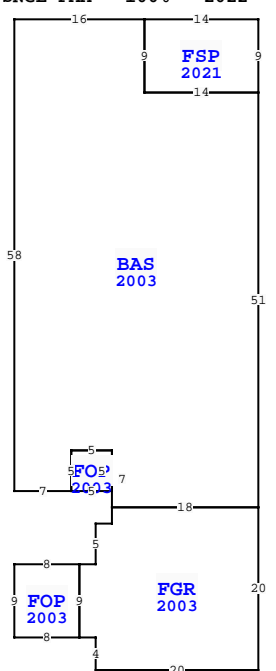
O'BRIEN CHRISTY LYNN
93042 HARBOR CT
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227W-0007-0000
[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 Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
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	1,625 100 2003 1,625 228,162
FGR	414 55 2003 228 32,013
FOP	25 30 2003 8 1,123
FOP	72 30 2003 22 3,089
FSP	126 40 2021 50 7,020
TOTALS	2,262 1,933 271,408

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,933	118.8495	156.88	303,249	2003	2003	0	0	10.50	89.50
1 SNGL FAM - 100% - 2022 Heated Area: 1625 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			271,408
TOTAL MARKET OB/XF VALUE			2,499
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			373,907
SOH/AGL Deduction			78,814
ASSESSED VALUE			295,093
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			244,371
TOTAL JUST VALUE			373,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1684	5/26/2021	WD Q	Q	I	01	350,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: O'BRIEN CHRISTY LYNN						
2445/0038	3/18/2021	WD U	U	I	37	242,000
GRANTOR: SNOWDEN BARBARA JESSI						
GRANTEE: DUVAL HOME BUYERS L						

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	0			5.20	100	2003	2003	3	82	2,499	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2021] W14 BAS=[YR=2003] W16 S58 E7 FOP=[YR=2003] E5 N5 W5 S5\$ N5 E5 S7 FGR=[YR=2003] S2 W2 S5 W2 FOP=[YR=2003] W8 S9 E8 N9\$ S9 E2 S4 E20 N20 W18 \$ E18 N51 W14 N9\$ S9 E14 N9\$.	

LAND DESCRIPTION																								
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							