

LOT 16
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

HOLT STEPHANIE A
95287 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

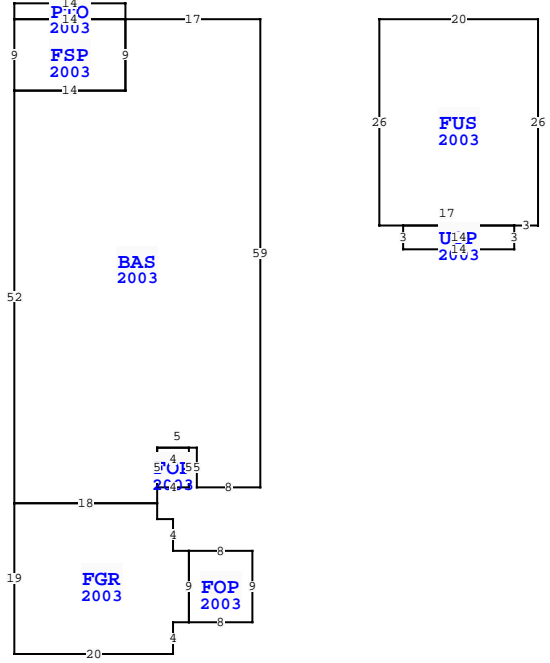
2025

37-2N-28-227W-0016-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	1,714	100	2003
FGR	394	55	2003
FOP	20	30	2003
FOP	72	30	2003
FSP	126	40	2003
FUS	520	100	2003
PTO	28	5	2003
UOP	42	20	2003
TOTALS	2,916		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2023								
					Heated Area: 2234						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		387,415	
TOTAL MARKET OB/XF VALUE		4,224	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		491,639	
SOH/AGL Deduction		45,260	
ASSESSED VALUE		446,379	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		395,657	
TOTAL JUST VALUE		491,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109098	NEW CONSTR	188,496	12/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1654	1/27/2023	QC	U	I	11	100

GRANTOR: HOLT WILLIAM S
GRANTEE: HOLT STEPHANIE A
2590/1216 8/30/2022 WD Q I 01 559,900
GRANTOR: BOYDA THOMAS A & MARG
GRANTEE: HOLT STEPHANIE ANN

BUILDING NOTES	
BAS=[YR=2003;ORIG=0,0] W17 S9 W14 S52 E18 N2 N5 E5 S5 E8 N59 \$	
FUS=[YR=2003;ORIG=15,0] E20 S26 W3 W17 N26 \$	
FGR=[YR=2003;ORIG=-31,61] S19 E20 N4 E2 N9 W2 N4 W2 N2 W18 \$	
FSP=[YR=2003;ORIG=-17,0] W14 S9 E14 N9 \$	
FOP=[YR=2003;ORIG=-9,76] E8 N9 W8 S9 \$	
UOP=[YR=2003;ORIG=32,26] S3 W14 N3 E14 \$	
PTO=[YR=2003;ORIG=-17,0] N2 W14 S2 E14 \$	
POP=[YR=2003;ORIG=-13,59] E4 N5 W4 S5 \$	
PTR=[ORIG=0,0] E15 W15 \$	

EXTRA FEATURES															95287 VILLAGE DR, 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	0			707.00	SF	6.50	6.50	100	2003	2003	3	82	3,768	
2	0911	SCRN RM A	1	100	14	2			28.00	SF	17.50	17.50	100	2023	2022		93	456	

LAND DESCRIPTION															TOTAL OB/XF 4,224									
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							