LOT 29
IN OR 2176/728
THE VILLAGES OF MARSH LAKES #2

GRUNEWALD DONNA M
95316 VILLAGE DR
FERNANDINA BEACH, FL 32035

2025

37-2N-28-227W-0029-0000

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	12	HARDWOOD 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	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

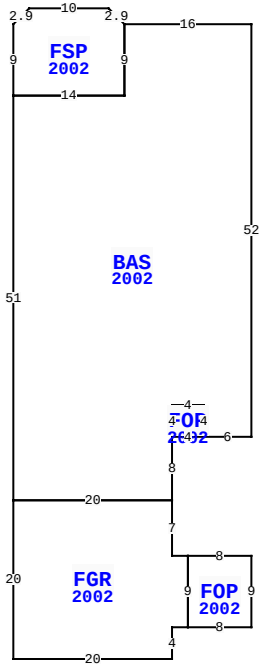
NEIGHBORHOOD/LOC 4015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	2002	1,578	222,432
FGR	418	55	2002	230	32,420
FOP	16	30	2002	5	705
FOP	72	30	2002	22	3,101
FSP	150	40	2002	60	8,458
TOTALS	2,234			1,895	267,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,895	119.9814	158.38	300,130	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 1578 HX Base Yr 2019



95316 VILLAGE DR, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 03/19/2024 MLU | 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	100	0	0	654.00	SF	5.20	5.20	100	2002	2002	3	80	2,721	
2	0855	CONC PAVER	0	100	0	0	766.00	SF	10.00	10.00	100	2012	2012	3	92	7,047	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		267,116
TOTAL MARKET OB/XF VALUE		9,768
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		526,884
SOH/AGL Deduction		280,308
ASSESSED VALUE		246,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,854
TOTAL JUST VALUE		526,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108866	NEW CONSTR	135,180	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/0728	2/09/2018	WD	Q	I	02	299,000
GRANTOR: SNOWDEN BARBARA J R						
GRANTEE: GRUNEWALD DONNA M						
2018/0935	12/14/2015	QC	U	I	11	100
GRANTOR: SNOWDEN BARBARA J R						
GRANTEE: FRENCH LOUISE BARBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FSP=[YR=2002] U2 L2 W10 L2 D2 S9 E14N9$ S9 W14 S51 FGR=[YR=2002] S20 E20N4 E2 FOP=[YR=2002] E8 N9 W8 S9$ N9 W2 N7 W20$ E20 N8 FOP=[YR=2002] E4 N4 W4 S4$ N4 E4 S4 E6 N52$.

LAND DESCRIPTION

TOTAL OB/XF 9,768

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS