

LOT 35
IN OR 1658/1664
THE VILLAGES OF MARSH LAKES #2

PARK DAVID S & PAMELA I
95304 VILLAGE DR
FERNANDINA BEACH, FL 32034-0854

2025

37-2N-28-227W-0035-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floo	11 CLAY TILE 60
Interior Floo	13 LVT/LAMNT 40
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	2,705	119.7504	158.07	427,579	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			374,132
TOTAL MARKET OB/XF VALUE			18,940
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			593,072
SOH/AGL Deduction			318,118
ASSESSED VALUE			274,954
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			224,232
TOTAL JUST VALUE			593,072
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			576,508



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	1,458	100	1999	1,458	201,658
DCK	468	10	1999	47	6,500
FGR	476	55	1999	262	36,237
FOP	64	30	1999	19	2,628
FOP	76	30	1999	23	3,182
FOP	117	30	1999	35	4,841
FUS	859	100	1999	859	118,809
STR	21	10	2019	2	277
TOTALS	3,539			2,705	374,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803383	REPAIR/RRF	10,000	04/01/2018
996299	NEW CONSTR	150,000	07/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1658/1664	1/19/2010	WD Q	Q	I	01	320,000
GRANTOR: WRIGHT ROLAND & DEBI						
GRANTEE: PARK DAVID S & PAME						
1235/0022	6/02/2004	WD Q	Q	I		332,000
GRANTOR: WARNER ROBERT & KAREN						
GRANTEE: WRIGHT ROLAND & DEB						

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	24	16		384.00	SF 6.50	100	1999	1999	3	75	1,872	
3	0810	CONCRETE A	0	100	0	0		241.00	SF 6.50	100	1999	1999	3	75	1,175	
4	0300	BOAT DCK W	0	100	0	0		185.00	SF 40.00	100	2005	2005	3	36	2,664	
5	0920	CWALL-WD/M	0	100	0	0		41.00	LF 390.00	100	2015	2015	3	65	10,394	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				03/19/2024 MLU			
BUILDING NOTES							
BUILDING DIMENSIONS							
DCK=[YR=1999] W26 L6 D3 S12 BAS=[YR=1999] S47 FOP=[YR=1999] S8 E10 N5 U3 L3 W7\$ E7 D3 R3 S5 FGR=[YR=1999] S8 W2 FOP=[YR=1999] W8 S8 E8 N8\$ S8 E2 S7 E20 N23 W20\$ E20 N46 FOP=[YR=1999] N9 W13 S9 E13\$ W13 N9 W17\$ E30 R1 U2 E1 N13 \$ PTR=E15 FUS=[YR=1999] E32 S15 W10 L3 D3 S20 W10 N4 STR=[YR=2019] W7 N3 E7 S3\$ N3 W9 N31\$ W15\$.							

TOTAL OB/XF 18,940																							
REVIEW DATE 11/14/2019 BY KWNW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS																							