

LOT 38  
THE VILLAGES OF MARSH LAKES #2  
PB 6/97-98

NOWLIN JULIA R  
95266 VILLAGE DR  
FERNANDINA BEACH, FL 32034

2025

37-2N-28-227W-0038-0000

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	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	1,536
FGR	454
FOP	37
FOP	72
FOP	102
FSP	140
FUS	956
TOTALS	3,297

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,862	109.1622	144.09	412,386	2000	2000	0	0	12.00	88.00		
1 SNGL FAM - 0% - 0													
Heated Area: 2492													
HX Base Yr													

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	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0920	CWALL-WD/M	0	0	0	41.00	LF	312.00	312.00	100	2000	2000	3	20	2,558	
3	1242	WD DECK A	0	0	0	284.00	SF	10.00	10.00	100	2000	2000	3	20	568	
4	0300	BOAT DCK W	0	0	0	145.00	SF	40.00	40.00	100	2000	2000	3	27	1,566	
5	0855	CONC PAVER	0	0	0	653.00	SF	10.00	10.00	100	2005	2005	3	84	5,485	
TOTALS														13,082		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

TOTAL OB/XF													
95266 VILLAGE DR, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
03/19/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7			Tax Dist:
BUILDING MARKET VALUE			362,900
TOTAL MARKET OB/XF VALUE			13,082
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			575,982
SOH/AGL Deduction			79,599
ASSESSED VALUE			496,383
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			496,383
TOTAL JUST VALUE			575,982
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			558,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805946	(4) WINDOWS	1,200	07/01/2018
996384	NEW CONSTR	151,000	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/1022	8/07/2023	QC	U	I	11	100
GRANTOR: NOWLIN AUTUMN MARIE						
GRANTEE: NOWLIN JULIA R						
1858/1578	5/29/2013	DG	U	I	30	89,300
GRANTOR: NOWLIN JULIA R						
GRANTEE: NOWLIN JULIA R & AU						

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=2000] W14 BAS=[YR=2000] W16 S38 E5 FOP=[YR=2000] S7 R7 U6 U4 L4 D3 L3 \$ R3 U3 R4 D4 D6 L7 W1 S6 D3 R3 S8 E3 FGR=[YR=2000] S8 W2 FOP=[YR=2000] W8 S9 E8 N9\$ S9 E2 S4 E20 N25 W4 S4 W16\$ E16 N4 E4 N48 W14 N10\$ S10 E14 N10\$ PTR=E15 FUS=[YR=2000] E13 FOP=[YR=2008] E17 S6 W17 N6 \$ S6 E17 S25 W14 S8 W16 N39 \$ W15 \$ .													