LOT 28
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

95332 VILLAGE LAND TRUST/BEST POINT EAST LLC TRUST
3431 WORLD CT
JACKSONVILLE, FL 32277

2026

37-2N-28-227W-0028-0000

BUILDING CHARACTERISTICS

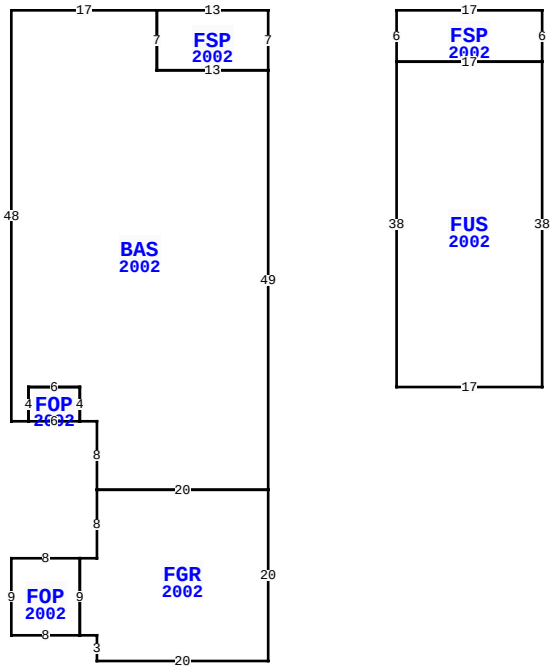
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,485	100	2002	1,485	205,493
FGR	418	55	2002	230	31,827
FOP	24	30	2002	7	969
FOP	72	30	2002	22	3,044
FSP	91	40	2002	36	4,982
FSP	102	40	2002	41	5,674
FUS	646	100	2002	646	89,393
TOTALS	2,838			2,467	341,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,467	112.4928	156.36	385,740	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 0% - 2025 Heated Area: 2131 HX Base Yr



95332 VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	341,380
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	594,320
SOH/AGL Deduction	0
ASSESSED VALUE	594,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	594,320
TOTAL JUST VALUE	594,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	582,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109053	NEW CONSTR	150,600	12/01/2001
P015197	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/157	12/30/2024	WD	U	I	38	400,000
GRANTOR: TRAVER STEVEN						
GRANTEE: 95332 VILLAGE LAND						
1468/1209	12/29/2006	WD	Q	I		350,000
GRANTOR: KELLY LINDA R						
GRANTEE: TRAVER STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W13 BAS=[YR=2002] W17 S48 E2 FOP=[YR=2002] E6 N4 W6 S4 $ N4 E6 S4 E2 S8 FGR=[YR=2002] S8 W2 FOP=[YR=2002] W8 S9 E8 N9 $ S9 E2 S3 E20 N20 W20 $ E20 N49 W13 N7 $ S7 E13 N7 $ PTR= E15 FSP=[YR=2002] E17 S6 FUS=[YR=2002] S38 W17 N38 E17 $ W17 N6 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS