

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1999	1,458	211,135
DCK	468	10	1999	47	6,806
FGR	476	55	1999	262	37,941
FOP	64	30	1999	19	2,752
FOP	76	30	1999	23	3,330
FOP	117	30	1999	35	5,069
FUS	859	100	1999	859	124,393
STR	21	10	2019	2	290

TOTALS	3,539			2,705	391,715
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0300	BOAT DCK W	0	100	0	0	185.00	SF	40.00
5	0920	CWALL-WD/M	0	100	0	0	41.00	LF	390.00

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	166.45	450,247	1999	1999	0	0	0 13.00	87.00
1 SNGL FAM 100% - 2011											
Heated Area: 2317											
HX Base Yr 2011											
95304 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			391,715
TOTAL MARKET OB/XF VALUE			14,762
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			606,477
SOH/AGL Deduction			324,099
ASSESSED VALUE			282,378
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			230,967
TOTAL JUST VALUE			606,477
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			593,072

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	I	01	320,000
GRANTOR: WRIGHT ROLAND & DEBI						
GRANTEE: PARK DAVID S & PAME						
1235/0022	6/02/2004	WD	Q	I		332,000
GRANTOR: WARNER ROBERT & KAREN						
GRANTEE: WRIGHT ROLAND & DEB						

BUILDING NOTES									
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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\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00
TOTAL OB/XF 14,762									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000		