LOT 36
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

HOEY JUDITH L/E/
95290 VILLAGE DR
FERNANDINA BEACH, FL 32034

2026

37-2N-28-227W-0036-0000

BUILDING CHARACTERISTICS

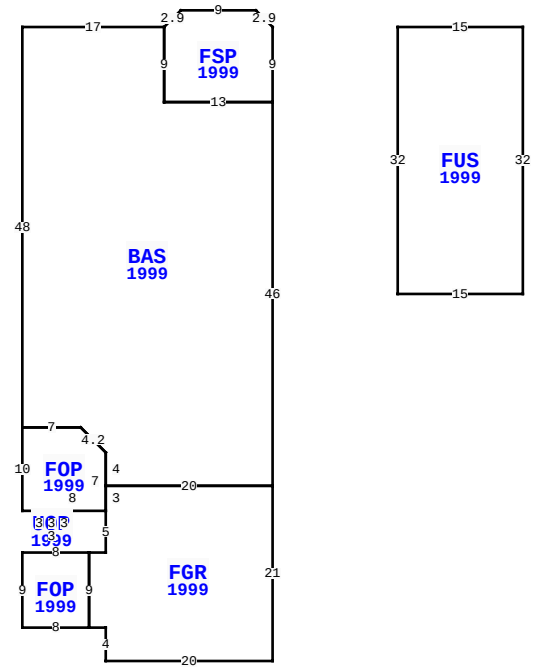
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,468	100	1999	1,468	209,339
FGR	438	55	1999	241	34,367
FOP	72	30	1999	22	3,137
FOP	96	30	1999	29	4,135
FSP	139	40	1999	56	7,986
FUS	480	100	1999	480	68,449
UOP	9	20	1999	2	285
TOTALS	2,702			2,298	327,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,298	117.9234	163.91	376,665	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2000 Heated Area: 1948 HX Base Yr 2000



95290 VILLAGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		327,699
TOTAL MARKET OB/XF VALUE		3,276
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		530,975
SOH/AGL Deduction		279,581
ASSESSED VALUE		251,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,983
TOTAL JUST VALUE		530,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1904217	REPAIR/RRF	14,000	04/25/2019
B26451	REMODEL	12,800	09/03/2012
993510	H/AC	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/1017	10/28/2025	WD	U	I	11	100
GRANTOR: HOEY JUDITH L/E						
GRANTEE: LESLEY JESSICA LOHR						
0904/0014	10/18/1999	WD	Q	I		244,000
GRANTOR: MEHLS SABINE						
GRANTEE: HOEY JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] U2 L2 W9 D2 L2 BAS=[YR=1999] W17
S48FOP=[YR=1999] S10 E2 UOP=[YR=1999] S3 E3 N3W3$ E8
FGR=[YR=1999] S5 W2 FOP=[YR=1999] W8 S9 E8 N9$ S9 E2 S4 E20
N21 W20 S3 $N7 U3 L3 W7$ E7 D3 R3 S4 E20 N46 W13 N9$S9
E13 N9$ PTR= E15 FUS=[YR=1999] E15 S32 W15 N32$ 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
3	0920	CWALL-WD/M	0	100	0	0	40.00	LF	390.00	390.00	100	2005	2005	3	21	3,276	

LAND DESCRIPTION

TOTAL OB/XF 3,276

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS