

LOT 39
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

KLINE DAVID LEE/SCHNEIDER AGNES MARIA
126 WINDOVER DR
ASHEVILLE, NC 28803

2026

37-2N-28-227W-0039-0000



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	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
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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	814	100	1999	814	117,381
BAS	1,488	100	1999	1,488	214,573
FGR	438	55	1999	241	34,753
FOP	72	30	1999	22	3,173
FOP	76	30	1999	23	3,316
FSP	117	40	1999	47	6,777
PTO	22	5	1999	1	144

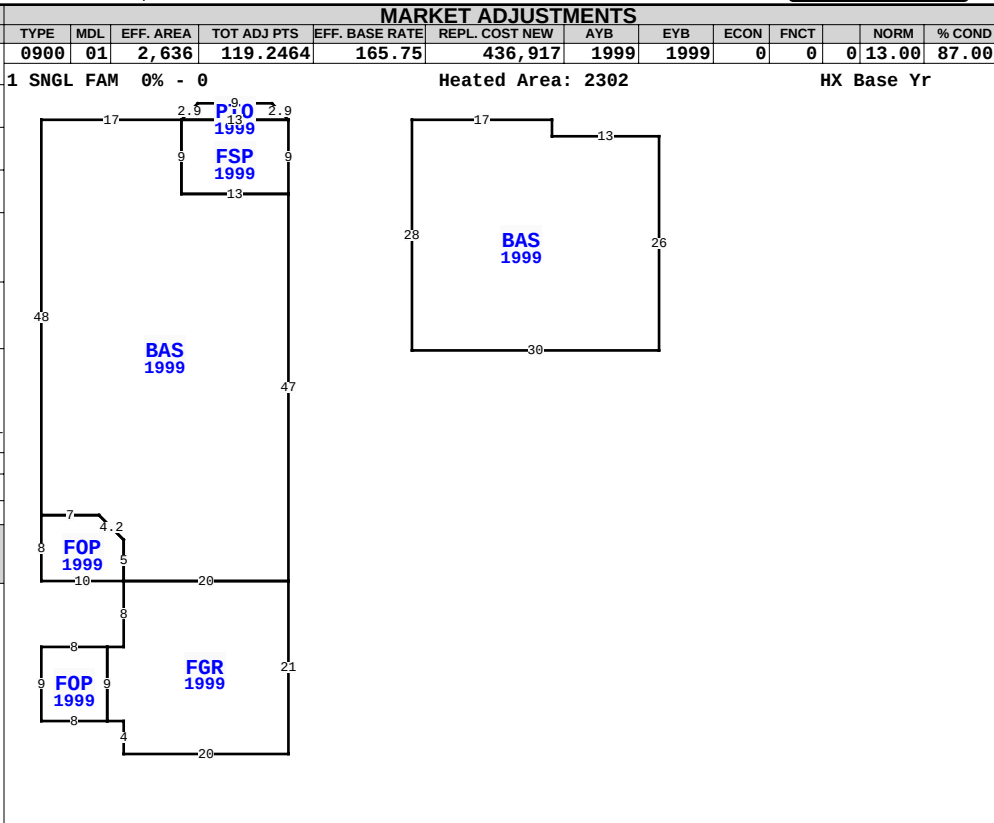
TOTALS	3,027			2,636	380,118
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EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
4	0300	BOAT DCK W	0	0	0	0	140.00	SF	40.00	40.00	100	1999	1999	3	25	1,400	
5	0920	CWALL-WD/M	0	0	0	0	24.00	LF	390.00	390.00	100	1999	1999	3	20	1,872	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



95254 VILLAGE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	03/19/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																		6,072
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	7
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		380,118	
TOTAL MARKET OB/XF VALUE		6,072	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		586,190	
SOH/AGL Deduction		0	
ASSESSED VALUE		586,190	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		586,190	
TOTAL JUST VALUE		586,190	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		572,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104998	ROOF	12,000	04/21/2021
9805524	NEW CONSTR	106,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0805	11/23/2021	WD	Q	I	01	450,000
GRANTOR: GRAHAM NANCY C						
GRANTEE: KLINE DAVID LEE & A						
2515/1791	11/19/2021	FJ	U	I	11	0
GRANTOR: ELLIOTT PATTY S EST						
GRANTEE: GRAHAM NANCY C						

BUILDING NOTES

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BUILDING DIMENSIONS

PTO=[YR=1999] U2 L2 W9 D2 L2 BAS=[YR=1999] W17 S48
FOP=[YR=1999] S8 E10 FGR=[YR=1999] S8 W2 FOP=[YR=1999] W8
S9 E8 N9 \$ S9 E2 S4 E20 N21 W20 \$ N5 U3 L3 W7 \$ E7 D3 R3
S5 E20 N47 W13 N9 \$ FSP=[YR=1999] S9 E13 N9 W13 \$ E13 \$ PTR=
E15 BAS=[YR=1999] E17 S2 E13 S26 W30 N28\$ W15\$.