LOT 40
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

SMITH BENEDICT A/AUSTIN ALYSON B
1111 SHALLOW BROOK TERRACE
WEBSTER, NY 14580

2026

37-2N-28-227W-0040-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

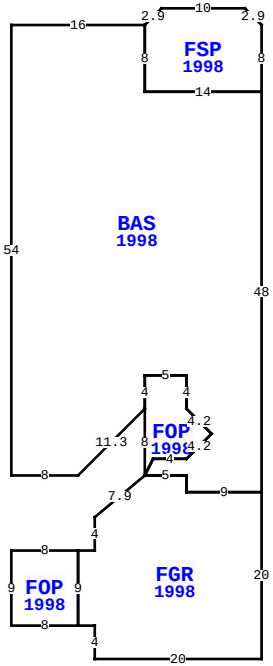
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	1998	1,434	201,852
FGR	425	55	1998	234	32,938
FOP	60	30	1998	18	2,534
FOP	72	30	1998	22	3,097
FSP	136	40	1998	54	7,601
TOTALS	2,127			1,762	248,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,762	117.0750	162.73	286,730	1998	1998	0	0	0	13.50	86.50

1 SNGL FAM 0% - 2025 Heated Area: 1434 HX Base Yr



95248 VILLAGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	248,021
TOTAL MARKET OB/XF VALUE	11,535
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	459,556
SOH/AGL Deduction	0
ASSESSED VALUE	459,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,556
TOTAL JUST VALUE	459,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708245	REPAIR/RRF	8,900	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1387	3/27/2024	WD	Q	I	02	525,000
GRANTOR: DULLY REBECCA A						
GRANTEE: SMITH BENEDICT A						
2701/1614	3/21/2024	QC	U	I	11	100
GRANTOR: FOSTER KATHLEEN AKERS						
GRANTEE: DULLY REBECCA A						

BUILDING NOTES

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	1998	1998	3	79	2,765	
3	0300	BOAT DCK W	0	0	0	0	248.00	SF	40.00	40.00	100	2010	2010	3	52	5,158	
4	1242	WD DECK A	0	0	0	0	96.00	SF	10.00	10.00	100	2010	2010	3	35	336	
5	0920	CWALL-WD/M	0	0	0	0	40.00	LF	390.00	390.00	100	2005	2005	3	21	3,276	

BUILDING DIMENSIONS

FSP=[YR=1998] U2 L2 W10 D2 L2 BAS=[YR=1998] W16 S54 E8 U8 R8 FOP=[YR=1998] S8 U2 R1 E4 U3 R3 U3 L3 N4 W5 S4 $ N4 E5 S4 D3 R3 D3 L3 W4 D2 L1 FGR=[YR=1998] D5 L6 S4 W2 FOP=[YR=1998] W8 S9 E8 N9 $ S9 E2 S4 E20 N20 W9 N2 W5 $ E5 S2 E9 N48 W14 N8 $ S8 E14 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 11,535

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	0		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