

LOT 42
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

RODRIGUES ANTONE JOHN/KLIGMAN-WASSERMAN ANDREA NAN
95045 ELDERBERRY LANE
FERNANDINA BEACH, FL 32034

2026

37-2N-28-227W-0042-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 7															
Exterior Wall	16	WD FR STUC 100	0900	01	2,483	115.1136	160.01	397,305	2000	2000	0	0	0	12.50	87.50	VALUATION SUMMARY														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2001													Heated Area: 2086														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001														
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 60																												
Interior Floor	11	CLAY TILE 40																												
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	1,440	100	2000	1,440	201,612																									
DCK	325	10	2009	32	4,480																									
FGR	466	55	2000	256	35,843																									
FOP	30	30	2000	9	1,260																									
FOP	72	30	2000	22	3,080																									
FSP	180	40	2000	72	10,081																									
FUS	646	100	2000	646	90,445																									
PTO	128	5	2000	6	840																									
TOTALS			3,287		2,483	347,642																								
EXTRA FEATURES						95230 VILLAGE DR, FERNANDINA BEACH																								
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													
2	0300	BOAT DCK W	0	100	0	0	158.00	SF	44.00	44.00	100	2000	2000	3	26	1,808														
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	20	1,000														
TOTAL OB/XF																		2,808												
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	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																														