LOT 43
THE VILLAGES OF MARSH LAKES #2
PB 6/97-98

TORTORICI VINCENT/VAN WORMER ROBIN
95222 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2026

37-2N-28-227W-0043-0000

BUILDING CHARACTERISTICS

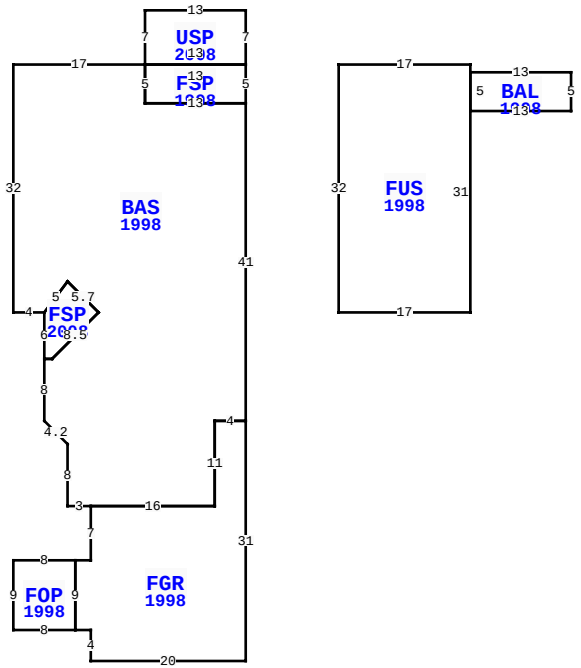
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAL	65	15	1998	10	1,425
BAS	1,435	100	1998	1,435	204,459
FGR	462	55	1998	254	36,190
FOP	72	30	1998	22	3,135
FSP	65	40	1998	26	3,704
FSP	38	40	2008	15	2,138
FUS	544	100	1998	544	77,509
USP	91	30	2008	27	3,847
TOTALS	2,772			2,333	332,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,333	117.8205	163.77	382,075	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2020 Heated Area: 1979 HX Base Yr 2020



95222 VILLAGE DR, FERNANDINA BEACH

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

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
4	0300	BOAT DCK W	0	100	0	0	160.00	SF	30.00	30.00	100	2006	2006	3	36	1,728	
5	0920	CWALL-WD/M	0	100	0	0	45.00	LF	390.00	390.00	100	2018	2018	3	74	12,987	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		332,405
TOTAL MARKET OB/XF VALUE		17,480
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		549,885
SOH/AGL Deduction		209,055
ASSESSED VALUE		340,830
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,419
TOTAL JUST VALUE		549,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0012	12/10/2019	WD	Q	I	01	389,000
GRANTOR: RUSCHMEIER DOROTHY IR						
GRANTEE: TORTORICI VINCENT &						
1996/0248	8/07/2015	WD	Q	I	02	360,000
GRANTOR: BARRETT CHARLES E JR						
GRANTEE: RUSCHMELER DOROTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 S32 E4 FSP=[YR=2008] S6 E1 R6 U6 U4 L4 L3 D4 $ U4 R3 R4 D4 D6 L6 W1 S8 D3 R3 S8 E3 FGR=[YR=1998] S7 W2 FOP=[YR=1998] W8 S9 E8 N9$ S9 E2 S4 E20 N31 W4 S11 W16$ E16 N11 E4 N41 FSP=[YR=2008] N5 USP=[YR=2008] N7 W13 S7 E13$ W13 S5 E13$ W13 N5$ PTR= E25 FUS=[YR=1998] E17 S1 BAL1998 = E13 S5 W13 N5$ S31 W17 N32$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 17,480

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		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