LOT 2B IN OR 840/278
ISLAND VILLAGE PB 6/48-49

WEBBER JUDITH E
2058 VILLAGE LN
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-031V-002B-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

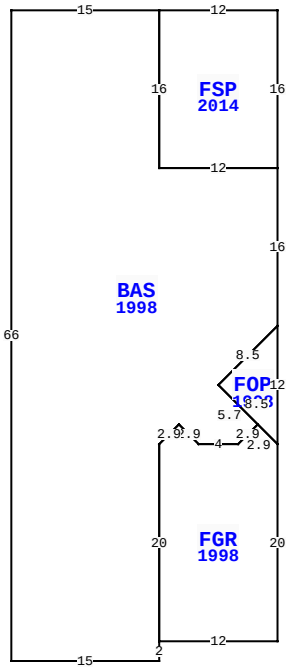
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 02 |
| NEIGHBORHOOD/LOC | 2007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,282 | 100 | 1,282 | 137,812 |
| FGR | 248 | 55 | 136 | 14,620 |
| FOP | 36 | 30 | 11 | 1,183 |
| FSP | 192 | 40 | 77 | 8,278 |
| TOTALS | 1,758 | | 1,506 | 161,891 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,506 | 121.0230 | 114.97 | 173,145 | 1998 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 TOWNHOUSE - 100% - 2000 Heated Area: 1282 HX Base Yr 2000




2058 VILLAGE LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,891 |
| TOTAL MARKET OB/XF VALUE | | 2,452 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 279,343 |
| SOH/AGL Deduction | | 125,987 |
| ASSESSED VALUE | | 153,356 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 103,356 |
| TOTAL JUST VALUE | | 279,343 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 311,692 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25240 | REMODEL | 12,886 | 10/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0840/0278 | 7/08/1998 | WD | Q | I | | 90,200 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: WEBBER JUDITH E | | | | | | |
| 0810/0331 | 10/20/1997 | WD | U | V | 09 | 305,000 |
| GRANTOR: R E D LIMITED PARTNER | | | | | | |
| GRANTEE: ATLANTIC BUILDERS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2014] W12 BAS=[YR=1998] W15 S66 E15 N2 FGR=[YR=1998] E12 N20 FOP=[YR=1998] N12 L6 D6 R6 D6 $ U2 L2 L2 D2 W4 L2 U2 D2 L2 S20$ N20 U2 R2 R2 D2 E4 R2 U2 L4 U4 U6 R6 N16W12N16$ S16E12N16$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 490.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 2,452 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,452

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | 0003 | RG-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 01/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS