

LOT 5B  
IN OR 2519/1186  
ISLAND VILLAGE PB 6/48-49

BARON DONNA K TRUSTEE OF/DONNA K BARON TRUST  
2040 VILLAGE LN  
FERNANDINA BEACH, FL 32034

**2023**

00-00-30-031V-005B-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
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
BAS	981	100	981
FEP	180	80	144
FGR	400	55	220
FOP	161	30	48
FUS	606	100	606
PTO	99	5	5
TOTALS	2,427		2,004

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	TOWNHOUSE	- 100%	- 2021																				
Heated Area: 1587						HX Base Yr 2021																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		224,680	
TOTAL MARKET OB/XF VALUE		6,092	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		345,772	
SOH/AGL Deduction		42,394	
ASSESSED VALUE		303,378	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		248,378	
TOTAL JUST VALUE		345,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703685	NEW CONSTR	81,170	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1186	12/03/2021	WD	U	I	11	100
GRANTOR: BARON DONNA K						
GRANTEE: DONNA BARRON TRUSTE						
2107/0402	3/14/2017	WD	Q	I	01	218,000
GRANTOR: DESIREE G PERKINS						
GRANTEE: BARON DONNA K						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	668.00	SF	6.50	6.50	100	1997
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997
TOTAL OB/XF 6,092											

BUILDING NOTES											
<p>PTO=[YR=1997] L3 U4 W12 S4 BAS=[YR=1997] W15 S43            FGR=[YR=1997] S20 E20 FOP=[YR=1997] S3 E7 N23 W7 S20 \$ N20            W20 \$ E27 N28FEP=[YR=2010] N15W12S15 E12\$ W12 N15 \$            E12S15E3N15\$ PTR= E15 FUS=[YR=1997] E6 N6 E16 S12 W4 S11 W6            S15 W12 N32 \$ W15 \$ .</p>											

BUILDING DIMENSIONS											
<p>PTO=[YR=1997] L3 U4 W12 S4 BAS=[YR=1997] W15 S43            FGR=[YR=1997] S20 E20 FOP=[YR=1997] S3 E7 N23 W7 S20 \$ N20            W20 \$ E27 N28FEP=[YR=2010] N15W12S15 E12\$ W12 N15 \$            E12S15E3N15\$ PTR= E15 FUS=[YR=1997] E6 N6 E16 S12 W4 S11 W6            S15 W12 N32 \$ W15 \$ .</p>											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RG-1	0.00	0.00	1.00	UT	