LOT 10B
ISLAND VILLAGE PB 6/48-49

JAXSAT GROUP LLC
13361 ATLANTIC BLVD
JACKSONVILLE, FL 32225

**2023**

**00-00-30-031V-010B-0000**

## BUILDING CHARACTERISTICS

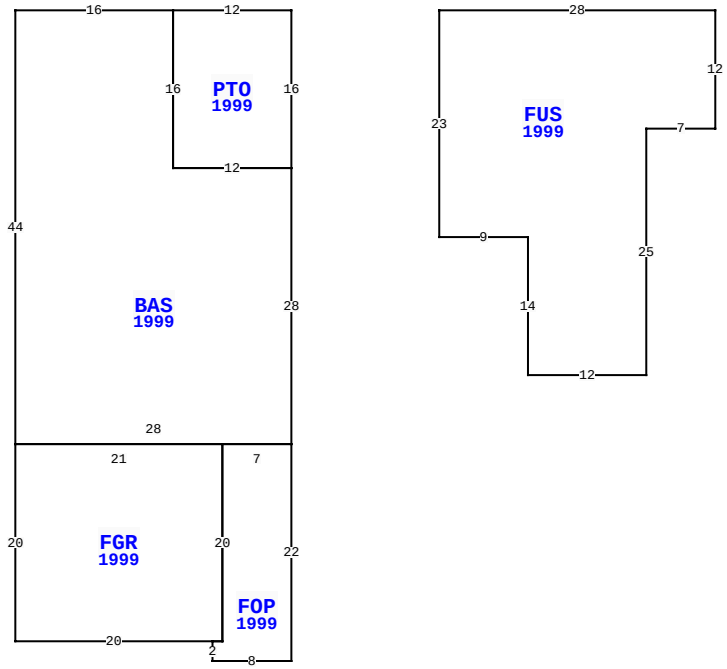
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,040 | 100 | 1,040 | 110,455 |
| FGR | 420 | 55 | 231 | 24,533 |
| FOP | 156 | 30 | 47 | 4,992 |
| FUS | 735 | 100 | 735 | 78,062 |
| PTO | 192 | 5 | 10 | 1,062 |
| TOTALS | 2,543 | | 2,063 | 219,104 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 2,063 | 119.5698 | 113.59 | 234,336 | 1999 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 TOWNHOUSE – 0% - 2023 Heated Area: 1775 HX Base Yr




2019 VILLAGE LN, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 219,104 |
| TOTAL MARKET OB/XF VALUE | 6,114 |
| TOTAL LAND VALUE - MARKET | 115,000 |
| TOTAL MARKET VALUE | 340,218 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 340,218 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 340,218 |
| TOTAL JUST VALUE | 340,218 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 381,706 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20061803 | H/AC | 2,000 | 07/27/2006 |
| B9805333 | NEW CONSTR | 101,652 | 09/22/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2567/0038 | 5/27/2022 | WD | U | I | 37 | 265,000 |
| GRANTOR: CAINE-HELWIG M DIANA | | | | | | |
| GRANTEE: JAXSAT GROUP LLC | | | | | | |
| 1779/1467 | 2/17/2012 | TD | Q | I | 02 | 167,500 |
| GRANTOR: MANNING BILLY R TRUST | | | | | | |
| GRANTEE: CAINE-HELWIG M DIAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1999] W12 BAS=[YR=1999] W16 S44 FGR=[YR=1999] S20 E20 FOP=[YR=1999] S2 E8 N22 W7 S20 W1 $ E1 N20 W21 $ E28 N28 W12 N16 $ S16 E12 N16 $ PTR= E15 FUS=[YR=1999] E28 S12 W7 S25 W12 N14 W9 N23 $ W15 $ .

## 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 | 1999 | 1999 | 3 | 84 | 2,940 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 30 | 16 | 480.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 2,465 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 46 | 3 | 138.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 709 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,114

| 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 | 000100 | C | SFR | 0 | 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