LOT 1B IN OR 853/1776
ISLAND VILLAGE PB 6/48-49

FUTCH LAURENCE E SR & MURLENE
2064 VILLAGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-001B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

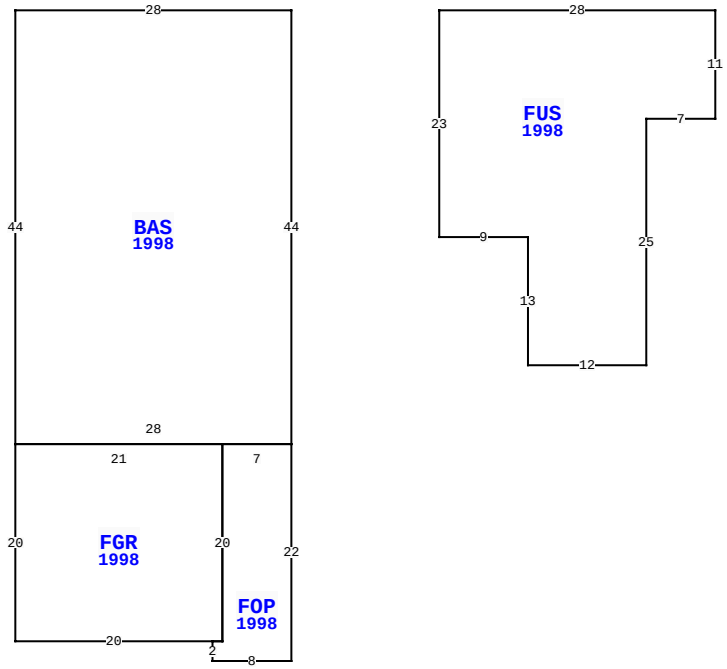
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	139,725
FGR	420	55	231	26,198
FOP	156	30	47	5,331
FUS	716	100	716	81,204
TOTALS	2,524		2,226	252,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,226	128.3653	121.95	271,461	1998	2008	0	0	0	7.00	93.00

1 TOWNHOUSE – 100% - 1999 Heated Area: 1948 HX Base Yr 1999



2064 VILLAGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		252,459
TOTAL MARKET OB/XF VALUE		5,227
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		407,686
SOH/AGL Deduction		253,499
ASSESSED VALUE		154,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,187
TOTAL JUST VALUE		407,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/1776	10/28/1998	WD	Q	I		106,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: FUTCH LAURENCE E SR						
0810/0331	10/20/1997	WD	U	V	09	305,000
GRANTOR: R E D LIMITED PARTNER						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W28 S44 FGR=[YR=1998] S20 E20 FOP=[YR=1998] S2 E8 N22 W7 S20 W1 $ E1 N20 W21 $ E28 N44 $ PTR= E15 FUS=[YR=1998] E28 S11 W7 S25 W12 N13 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	0810	CONCRETE A	0	100	0	0	713.00	SF	6.50	6.50	100	1998	1998	3	75	3,476	
2	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	100	1999	1999	3	77	420	
3	0810	CONCRETE A	0	100	24	8	192.00	SF	6.50	6.50	100	1999	1999	3	77	961	
4	0810	CONCRETE A	0	100	37	2	74.00	SF	6.50	6.50	100	1999	1999	3	77	370	

LAND DESCRIPTION

TOTAL OB/XF 5,227

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	100	0003	RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS