

LOT 4A
IN OR 2236/780
ISLAND VILLAGE PB 6/48-49

NICHOLS ARTHUR L
2048 VILLAGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-004A-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 80		
Interior Floo	08	SHT VINYL 20		
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	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	1,282	100	1,282	150,129
FGR	248	55	136	15,926
FOP	36	30	11	1,288
FSP	192	40	77	9,017
TOTALS	1,758		1,506	176,361

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	132.5490	125.92	189,636	1998	2008	0	0	7.00	93.00
1 TOWNHOUSE - 100% - 1999											
Heated Area: 1282											
HX Base Yr 1999											
2048 VILLAGE LN, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/26/2024 MLU											

TOTALS		17,150	1,500		170,502		2048 VILLAGE LN, FERNANDINA BEACH										XF DATE		LAND DATE		03/26/2024	ML
																	INC DATE		AG DATE			
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	528.00	SF	6.50	6.50	100	1998	1998	3	75	2,574						
2	0810	CONCRETE A	0	100	2	22	44.00	SF	6.50	6.50	100	1998	1998	3	75	215						
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