

LOT 4B
IN OR 1858/340
ISLAND VILLAGE PB 6/48-49

TAYLOR GROVER E
2044 VILLAGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-004B-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		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	732	100	732	84,039
FGR	420	55	231	26,521
FOP	156	30	47	5,396
FUS	716	100	716	82,203
PTO	192	5	10	1,149

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,736	129.9500	123.45	214,309	1998	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2014

Heated Area: 1448

HX Base Yr 2014

The floor plan shows a townhouse layout with the following dimensions and room labels:

- Overall Dimensions:** 33 (left), 28 (top), 17 (right), 22 (bottom right), 8 (bottom right), 2 (bottom right), 20 (bottom left), 29 (left), 21 (bottom left), 7 (bottom right), 28 (bottom left), 13 (bottom right), 9 (bottom left), 23 (left), 11 (right), 7 (right), 25 (right), 12 (bottom right).
- Room Labels:** BAS 1998, FGR 1998, FUS 1998, FOP 1998, PTO 1998.