

LOT 6B
IN OR 2147/880
ISLAND VILLAGE PB 6/48-49

BRANIGAN LORI C
2034 VILLAGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-006B-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

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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	1,040	100	1,040	114,942
FGR	420	55	231	25,530
FOP	156	30	47	5,194
FSP	192	40	77	8,510
FUS	716	100	716	79,133
TOTALS	2,524		2,111	233,310

EXTRA FEATURES

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	719.00	SF	6.50	6.50	100	1998	1998	3	75	3,505	
2	0858	SCULP CONC	0	100	4	20	80.00	SF	13.00	13.00	100	1998	1998	3	93	967	
3	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	2002	2002	3	20	720	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0003

REVIEW DATE 12/15/2023 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	2,111	125.0970	118.84	250,871	1998	2008	0	0	7.00	93.00	
1 TOWNHOUSE - 100% - 2019 Heated Area: 1756 HX Base Yr 2019												
2034 VILLAGE LN, FERNANDINA BEACH												

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

TOTAL OB/XF												
5,192												

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5,192												

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		233,310	
TOTAL MARKET OB/XF VALUE		5,192	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		388,502	
SOH/AGL Deduction		153,238	
ASSESSED VALUE		235,264	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		185,264	
TOTAL JUST VALUE		388,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B02-9362	XFOB	3,960	02/04/2002
B9704422	NEW CONSTR	80,952	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/0880	9/18/2017	WD	Q	I	01	236,000
GRANTOR: KOLKE JERI L						
GRANTEE: BRANIGAN LORI C						
1552/0860	2/25/2008	WD	Q	I		235,000
GRANTOR: GILLILAND MARTHA L						
GRANTEE: KOLKE JERI L						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=1998] W12 BAS=[YR=1998] W16 S44 FGR=[YR=1998] S20 E20
FOP=[YR=1998] S2 E8 N22 W7 S20 W1 \$ E1 N20 W21 \$ E28 N28 W12
N16 \$ S16 E12 N16 \$ PTR= E15 FUS=[YR=1998] E28 S11 W7 S25 W12
N13 W9 N23 \$ W15 \$.

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