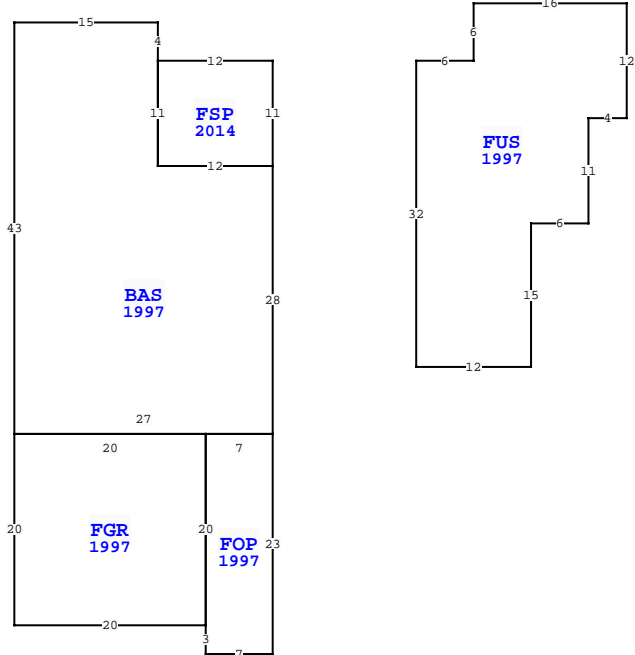


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	981	100	981
FGR	400	55	220
FOP	161	30	48
FSP	132	40	53
FUS	606	100	606
TOTALS	2,280		1,908
			205,551

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2023								
Heated Area: 1587 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			205,551
TOTAL MARKET OB/XF VALUE			4,905
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			360,456
SOH/AGL Deduction			1,093
ASSESSED VALUE			359,363
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			359,363
TOTAL JUST VALUE			360,456
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973954	NEW CONSTR	81,170	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2574/1002	6/30/2022	WD Q	Q I	01	499,000	
GRANTOR: HAMM DEBRA B & CARL N						
GRANTEE: RESTREPO DARIO & WE						
2440/0082	3/05/2021	WD Q	Q I	01	345,000	
GRANTOR: MILU MARY G & MICHAEL						
GRANTEE: HAMM DEBRA B & CARL						

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

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	0	0	509.00	SF	6.50	6.50	100	1997	1997	3	73	2,415	
2	0835	QUARY TILE	0	0	0	332.00	SF	10.00	10.00	100	1998	1998	3	75	2,490	

BUILDING NOTES	
2030 VILLAGE LN, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2014] W12 BAS=[YR=1997] N4 W15 S43 FGR=[YR=1997] S20 E20 FOP=[YR=1997] S3 E7 N23 W7 S20 \$ N20 W20 \$ E27 N28 W12 N11 \$ S11 E12 N11 \$ PTR= E15 FUS=[YR=1997] E6 N6 E16 S12 W4 S11 W6 S15 W12 N32 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150,000.00	150,000.00	150,000							