LOT 8A
IN OR 2208/501
ISLAND VILLAGE PB 6/48-49

DAHLIN GINGER F
2028 VILLAGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-008A-0000

BUILDING CHARACTERISTICS

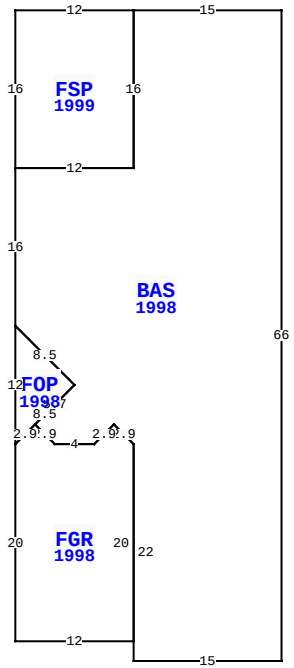
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	0	7.00	93.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1282 HX Base Yr 2020



2028 VILLAGE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		176,361
TOTAL MARKET OB/XF VALUE		2,360
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		328,721
SOH/AGL Deduction		99,996
ASSESSED VALUE		228,725
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		128,725
TOTAL JUST VALUE		328,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2208/0501	7/03/2018	WD	Q	I	01	250,000
GRANTOR: TROWER VICKI						
GRANTEE: DAHLIN GINGER F						
1767/0277	11/30/2011	WD	Q	I	02	162,000
GRANTOR: ADAM TIMOTHY J & KIMB						
GRANTEE: TROWER VICKI						

BUILDING NOTES

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	484.00	SF	6.50	6.50	100	1998	1998	3	75	2,360	

BUILDING DIMENSIONS

BAS=[YR=1998] W15 FSP=[YR=1999] W12 S16 E12 N16 $ S16 W12 S16
FOP=[YR=1998] S12FGR=[YR=1998] S20 E12 N20 U2 L2 D2 L2 W4
U2 L2 D2 L2 $ U6 R6 U6 L6 $ D6 R6 D4 L4 D2 R2 E4 U2 R2
D2 R2 S22E15 N66 $.

LAND DESCRIPTION

TOTAL OB/XF 2,360

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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