

MOORE JOHN L & ETI NURKHAYATI L/E/
2024 VILLAGE LANE
FERNANDINA BEACH, FL 32034

2024



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 70		
Interior Floo	08	SHT VINYL 30		
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	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	1,474	100	1,474	171,092
FGR	248	55	136	15,786
FOP	36	30	11	1,277

TOTALS	1,758		1,621	188,155
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,621	131.3760	124.81	202,317	1998	2008		0		0	7.00

1 TOWNHOUSE - 100% - 2016

Heated Area: 1474

HX Base Yr 2016

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		188,155
TOTAL MARKET OB/XF VALUE		2,684
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		340,839
SOH/AGL Deduction		137,486
ASSESSED VALUE		203,353
TOTAL EXEMPTION VALUE		100,000
BASE TAXABLE VALUE		103,353
TOTAL JUST VALUE		340,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,921

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/0456	3/28/2019	LE U	I		11	100

GRANTOR: MOORE JOHN L & ETI NU

GRANTEE: BRASHEAR JENNIFER

1931/1113 8/06/2014 WD Q I 01 170,000

GRANTOR: MARSHALL MARY H

GRANTEE: MOORE JOHN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W27 S66 E15 N2 FGR=[YR=1998] E12 N20
FOP=[YR=1998] N12 L6 D6 D6 R6 \$ U2 L2 L2 D2 W4 U2 L2 L2
D2 S20\$ N20 U2 R2 R2 D2 E4 U2 R2 L4 U4 U6 R6 N32\$.

LAND DESCRIPTION

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							

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	324.00	SF	6.50	6.50	100	1998	1998	3	75	1,580	
2	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50	100	1998	1998	3	75	488	
3	0835	QUARY TILE	0 100	8	10	80.00	SF	10.00	10.00	100	1999	1999	3	77	616	

TOTAL OB/XF

2,684															
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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
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