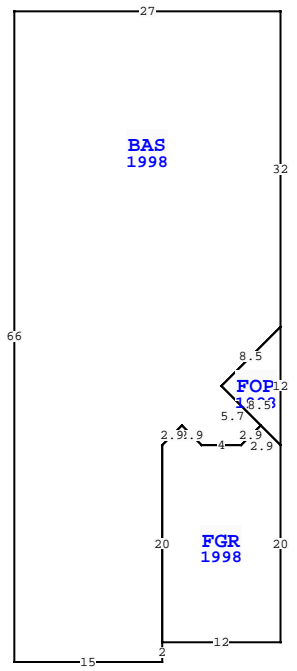


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,474	100	1,474
FGR	248	55	136
FOP	36	30	11
TOTALS	1,758		1,621
			188,155

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	0%	-	0						
				Heated Area:	1474			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		188,155	
TOTAL MARKET OB/XF VALUE		5,599	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		343,754	
SOH/AGL Deduction		26,083	
ASSESSED VALUE		317,671	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		317,671	
TOTAL JUST VALUE		343,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704492	NEW CONSTR	93,966	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1915/1315	4/30/2014	WD	Q	I	01	175,000
GRANTOR: VIGH DAVID & TINA						
GRANTEE: WHICKER DANA R & SU						
0894/0396	8/05/1999	WD	U	I	07	100
GRANTOR: TOUCHTON H RYAN						
GRANTEE: VIGH DAVID & TINA S						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	0	567.00	SF	6.50	6.50	100	1998	1998	3	75	2,764	

2018 VILLAGE LN, FERNANDINA BEACH

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

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 D2 R2 E4 U2 R2 L4 U4 U6 R6 N32\$.	

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	DPH 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							