LOT 10A
IN OR 1920/1165
ISLAND VILLAGE PB 6/48-49

LEACH ALLISON
2016 VILLAGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-010A-0000

BUILDING CHARACTERISTICS

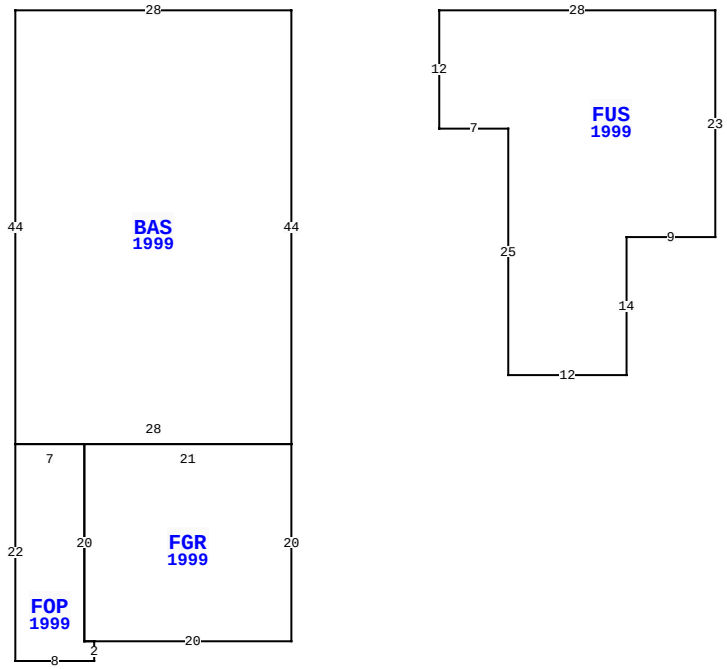
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	130,593
FGR	420	55	231	24,486
FOP	156	30	47	4,982
FUS	735	100	735	77,911
TOTALS	2,543		2,245	237,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,245	119.9814	113.98	255,885	1999	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2015 Heated Area: 1967 HX Base Yr 2015



2016 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		237,973
TOTAL MARKET OB/XF VALUE		6,823
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		394,796
SOH/AGL Deduction		147,760
ASSESSED VALUE		247,036
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,036
TOTAL JUST VALUE		394,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805335	NEW CONSTR	93,966	08/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/1165	5/27/2014	SW	Q	I	02	239,000
GRANTOR: FANNIE MAE						
GRANTEE: LEACH ALLISON						
1898/0684	11/26/2013	WD	U	I	12	163,100
GRANTOR: ROGERS RONALD W & SUS						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	7	9	63.00	SF	6.50	6.50	100	1999	1999	3	77	315	
3	0810	CONCRETE A	0	100	8	11	88.00	SF	6.50	6.50	100	1999	1999	3	77	440	
4	0810	CONCRETE A	0	100	0	0	632.00	SF	6.50	6.50	100	1999	1999	3	77	3,163	

BUILDING DIMENSIONS

BAS=[YR=1999] W28 S44 FOP=[YR=1999] S22 E8 N2 FGR=[YR=1999] E20 N20 W21 S20 E1 $ W1 N20 W7 $ E28 N44 $ PTR= E15
FUS=[YR=1999] E28 S23 W9 S14 W12 N25 W7 N12 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,823

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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