LOT 11B
IN OR 2038/761
ISLAND VILLAGE PB 6/48-49

SALISBURY PATRICIA J
2023 VILLAGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-011B-0000

BUILDING CHARACTERISTICS

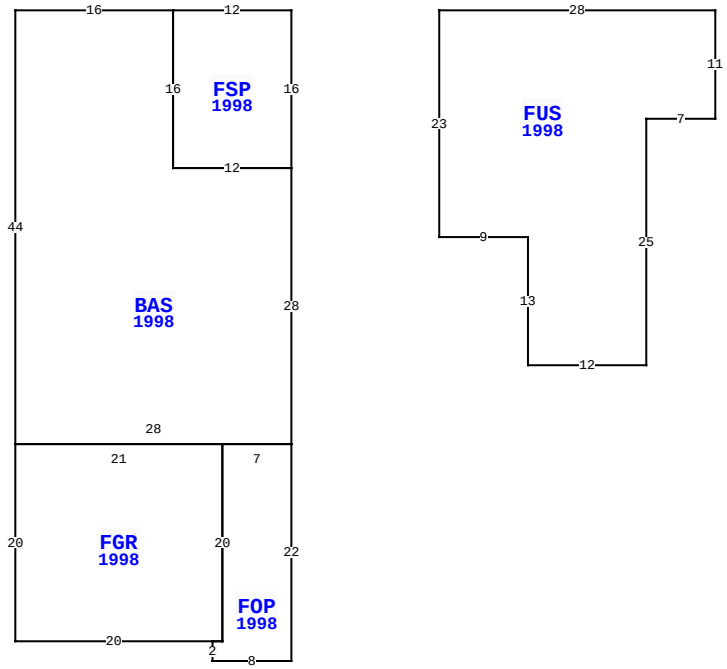
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,040	100	1,040	114,942
FGR	420	55	231	25,530
FOP	156	30	47	5,194
FSP	192	40	77	8,510
FUS	716	100	716	79,133
TOTALS	2,524		2,111	233,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,111	125.0970	118.84	250,871	1998	2008	0	0	0	7.00	93.00

1 TOWNHOUSE – 100% - 2017 Heated Area: 1756 HX Base Yr 2017



2023 VILLAGE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		233,310
TOTAL MARKET OB/XF VALUE		5,989
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		404,299
SOH/AGL Deduction		160,011
ASSESSED VALUE		244,288
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,288
TOTAL JUST VALUE		404,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704281	NEW CONSTR	79,805	09/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/0761	4/01/2016	WD	Q	I	01	210,000
GRANTOR: MARSHALL MARY H & M H						
GRANTEE: SALISBURY PATRICIA						
1360/1100	10/21/2005	WD	U	I	05	195,000
GRANTOR: ZONA JOHN III						
GRANTEE: MARSHALL MARY H & M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W12 BAS=[YR=1998] W16 S44 FGR=[YR=1998] S20 E20 FOP=[YR=1998] S2 E8 N22 W7 S20 W1 $ E1 N20 W21 $ E28 N28 W12 N16 $ S16 E12 N16 $ PTR= E15 FUS=[YR=1998] E28 S11 W7 S25 W12 N13 W9 N23 $ W15 $.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	647.00	SF	6.50	6.50	100	1998	1998	3	75	3,154	

LAND DESCRIPTION

TOTAL OB/XF 5,989

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	000134	C	SFR POND	100	0003	RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.10	150,000.00	165,000.00	165,000							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS