LOT 15A
IN OR 825/1589
ISLAND VILLAGE PB 6/48-49

SMITH RICHARD A & JULIE N
736 LAKESIDE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-015A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

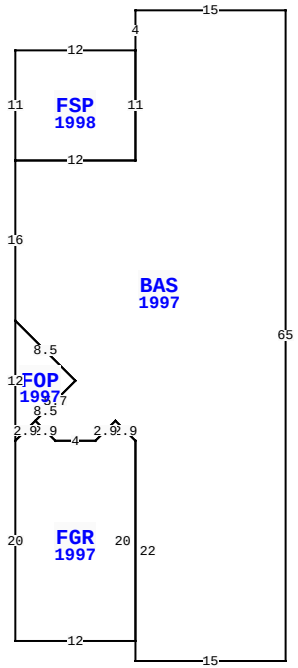
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,267	100	1,267	135,470
FGR	248	55	136	14,541
FOP	36	30	11	1,176
FSP	132	40	53	5,666
TOTALS	1,683		1,467	156,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,467	121.0230	114.97	168,661	1997	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1267 HX Base Yr



2059 VILLAGE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	156,855
TOTAL MARKET OB/XF VALUE	5,457
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	327,312
SOH/AGL Deduction	21,843
ASSESSED VALUE	305,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,469
TOTAL JUST VALUE	327,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603357	NEW CONSTR	64,440	11/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1589	3/11/1998	WD	U	I	07	100
GRANTOR: W R HOWELL CO						
GRANTEE: SMITH RICHARD A & J						
0819/0624	1/09/1998	WD	Q	I		93,500
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SMITH RICHARD A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 S4 FSP=[YR=1998] W12 S11 E12 N11 $ S11 W12 S16 FOP=[YR=1997] S12FGR=[YR=1997] S20 E12 N20 U2 L2 D2 L2 W4 U2 L2 D2 L2 $ U6 R6 U6 L6 $ R6 D6 D4 L4 R2 D2 E4 U2 R2 D2 R2 S22E15N65$.

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	0810	CONCRETE A	0	0	0	0	560.00	SF	6.50	6.50	100	1997	1997	3	73	2,657	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,457

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	0	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