LOT 15B
ISLAND VILLAGE PB 6/48-49

WILSFORD LAUREN & MICHAEL
2061 VILLAGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031V-015B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

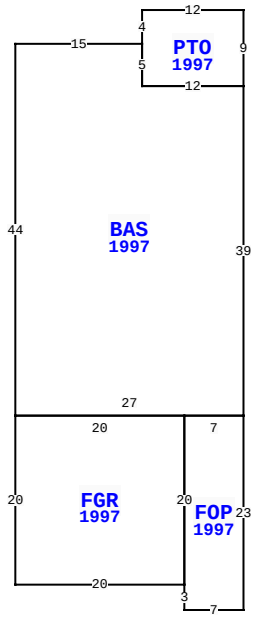
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	

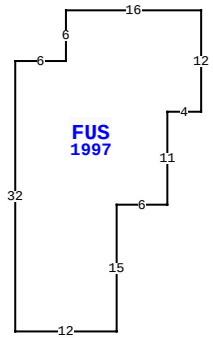
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	113,831
FGR	400	55	220	22,201
FOP	161	30	48	4,843
FUS	606	100	606	61,154
PTO	108	5	5	505
TOTALS	2,403		2,007	202,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,007	114.2190	108.51	217,780	1997	2008	0	0	0	7.00	93.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1734 HX Base Yr 2020





2061 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		202,535
TOTAL MARKET OB/XF VALUE		6,169
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		373,704
SOH/AGL Deduction		192,180
ASSESSED VALUE		181,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,524
TOTAL JUST VALUE		373,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603358	NEW CONSTR	81,170	11/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2283/0055	6/17/2019	WD	Q	I	01	316,000
GRANTOR: MARTIN C JEWELL TRUST						
GRANTEE: WILSFORD LAUREN & M						
1898/1185	1/13/2014	WD	U	I	11	100
GRANTOR: MARTIN C JEWELL TRUST						
GRANTEE: MARTIN JOHN WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W12 S4 BAS=[YR=1997] W15 S44 FGR=[YR=1997] S20 E20 FOP=[YR=1997] S3 E7 N23 W7 S20 $ N20 W20 $ E27 N39 W12 N5 $ S5 E12 N9 $ PTR= E15 FUS=[YR=1997] E6 N6 E16 S12 W4 S11 W6 S15 W12 N32 $ 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	0810	CONCRETE A	0	100	0	0	710.00	SF	6.50	6.50	100	1997	1997	3	73	3,369	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 6,169

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