



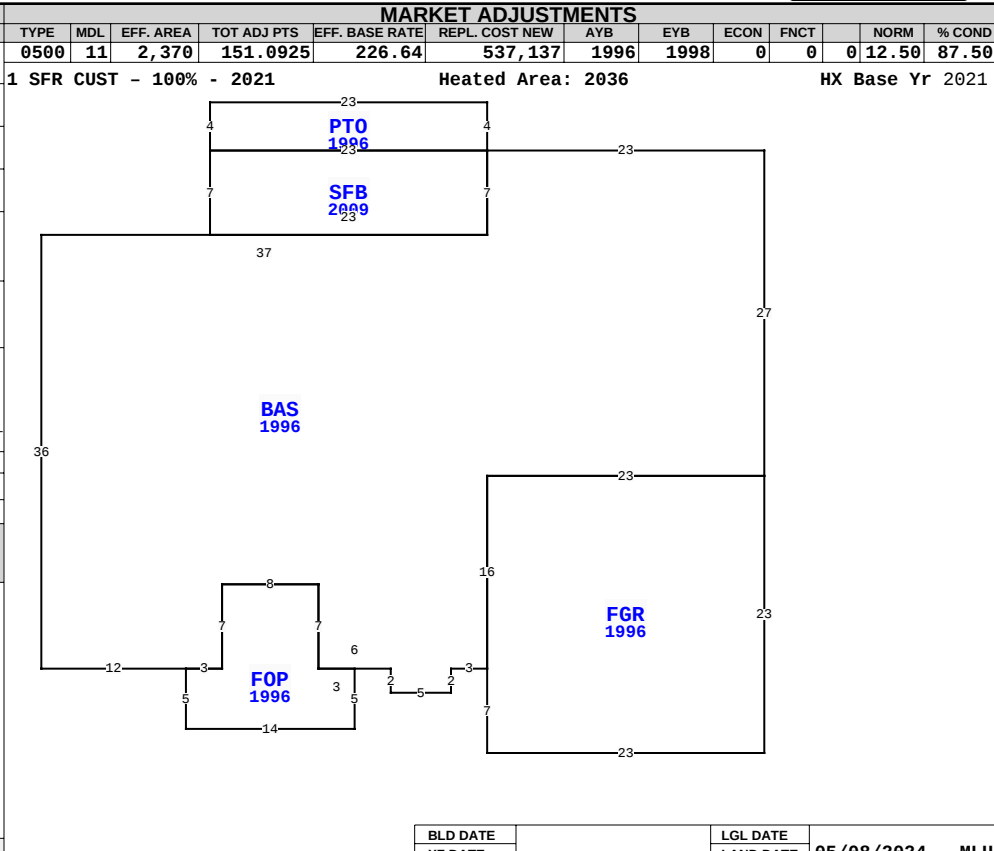
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	1,907	378,177
FGR	529	55	291	57,708
FOP	126	30	38	7,536
PTO	92	5	5	991
SFB	161	80	129	25,582
TOTALS	2,815		2,370	469,995

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	
3	0855	CONC PAVER	0	100	0	0	1,455.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0003	PUD	0.00	0.00	1.00	LT	



1840 VILLAGE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	05/08/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
											8,742

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		469,995	
TOTAL MARKET OB/XF VALUE		8,742	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		978,737	
SOH/AGL Deduction		454,810	
ASSESSED VALUE		523,927	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		473,927	
TOTAL JUST VALUE		978,737	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		807,835	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602886	NEW CONSTR	105,853	04/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2708/1359	4/24/2024	SW	U	I	11
GRANTOR: NIXON STEPHEN M & DEA					
GRANTEE: NIXON TRUST					
1753/1653	8/15/2011	WD	Q	I	02
GRANTOR: NEELY RUTH N					
GRANTEE: NIXON STEPHEN M & D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W23 PT0=[YR=1996] N4 W23 S4 SFB=[YR=2009] S7 E23 N7 W23 \$ E23 \$ S7 W37 S36 E12 FOP=[YR=1996] S5 E14 N5 W3 N7 W8 S7 W3 \$ E3 N7 E8 S7 E6 S2 E5 N2 E3 FGR=[YR=1996] S7 E23 N23 W23 S16 \$ N16 E23 N27 \$.											