LOT 2B
ISLAND VILLAGE PB 6/48-49

WEBBER JUDITH E L/E/
2058 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031V-002B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

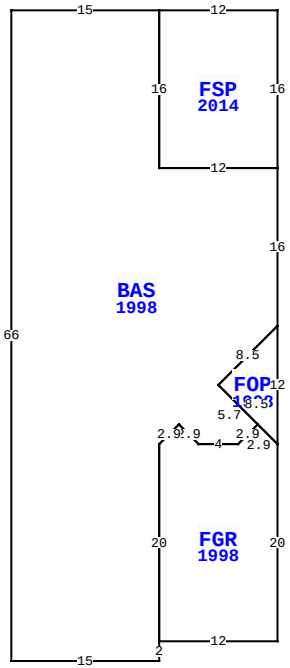
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1998	1,282	143,512
FGR	248	55	1998	136	15,225
FOP	36	30	1998	11	1,231
FSP	192	40	2014	77	8,620
TOTALS	1,758			1,506	168,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,506	121.0230	121.02	182,256	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE – 100% - 2000 Heated Area: 1282 HX Base Yr 2000



2058 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		168,587
TOTAL MARKET OB/XF VALUE		2,325
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		320,912
SOH/AGL Deduction		158,374
ASSESSED VALUE		162,538
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,816
TOTAL JUST VALUE		320,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25240	REMODEL	12,886	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/1403	5/16/2023	LE	U	I	11	100
GRANTOR: WEBBER JUDITH E						
GRANTEE: MAJER MADONNA J						
0840/0278	7/08/1998	WD	Q	I		90,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WEBBER JUDITH E						

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	0810	CONCRETE A	0	100	0	0	490.00	SF	6.50	6.50	100	1998	1998	3	73	2,325	

BUILDING DIMENSIONS

FSP=[YR=2014] W12 BAS=[YR=1998] W15 S66 E15 N2 FGR=[YR=1998] E12 N20 FOP=[YR=1998] N12 L6 D6 R6 D6 $ U2 L2 L2 D2 W4 L2 U2 D2 L2 S20$ N20 U2 R2 R2 D2 E4 R2 U2 L4 U4 U6 R6 N16W12N16$ S16E12N16$.

LAND DESCRIPTION

TOTAL OB/XF 2,325

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	RES	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 07/30/2025 BY SYS