LOT 3A
ISLAND VILLAGE PB 6/48-49

FENERTY SHAWN F & MARGARET M
264 OLIVE STREET
FORT MILL, SC 29715

2025

00-00-30-031V-003A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

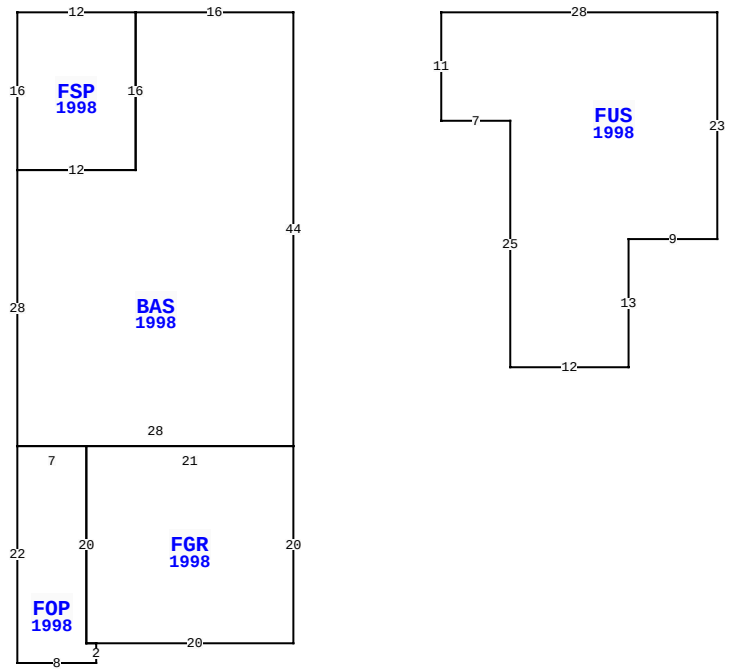
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1998	1,040	111,861
FGR	420	55	1998	231	24,846
FOP	156	30	1998	47	5,055
FSP	192	40	1998	77	8,282
FUS	716	100	1998	716	77,012
TOTALS	2,524			2,111	227,057

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	116.2770	116.28	245,467	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1756 HX Base Yr



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

2054 VILLAGE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	227,057
TOTAL MARKET OB/XF VALUE	4,760
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	381,817
SOH/AGL Deduction	0
ASSESSED VALUE	381,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,817
TOTAL JUST VALUE	381,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704490	NEW CONSTR	93,996	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1604	10/28/2022	WD	Q	I	01	490,700
GRANTOR: BOCKIAN BARRY						
GRANTEE: FENERTY SHAWN F & M						
2438/0506	3/03/2021	WD	Q	I	02	380,000
GRANTOR: SEIBERT STANLEY C III						
GRANTEE: BOCKIAN BARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 FSP=[YR=1998] W12 S16 E12 N16 $ S16 W12 S28 FOP=[YR=1998] S22 E8 N2 FGR=[YR=1998] E20 N20 W21 S20 E1 $ W1 N20 W7 $ E28 N44 $ PTR= E15 FUS=[YR=1998] E28 S23 W9 S13 W12 N25 W7 N11 $ 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	0	50	16	800.00	SF	6.50	6.50	100	1998	1998	3	73	3,796	
2	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	100	2004	2004	3	83	502	
3	1244	WD DECK EX	0	0	12	10	120.00	SF	7.40	7.40	100	2009	2009	3	52	462	

LAND DESCRIPTION

TOTAL OB/XF 4,760

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	0	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