LOT 4B
IN OR 1858/340
ISLAND VILLAGE PB 6/48-49

TAYLOR GROVER E
2044 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031V-004B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

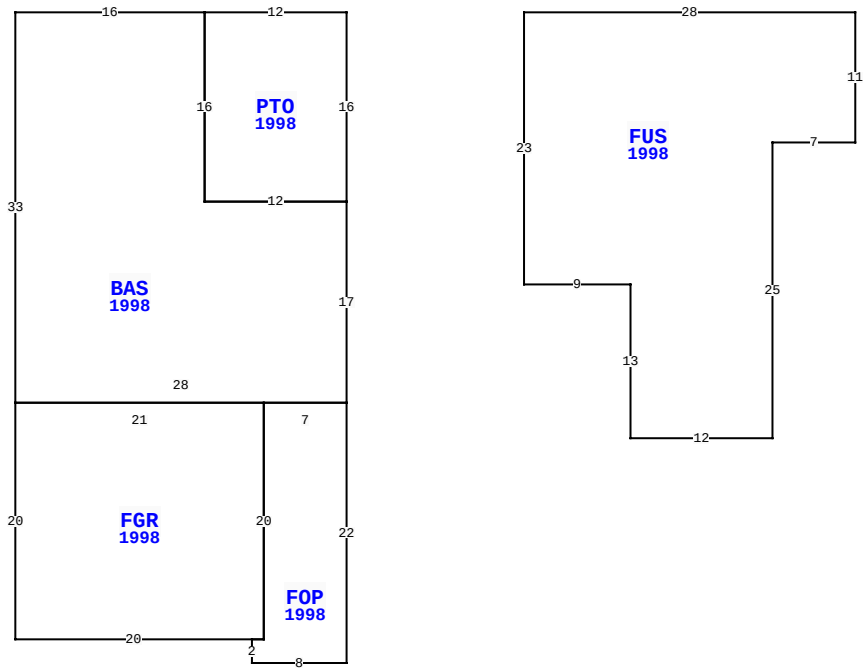
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	732	100	1998	732	87,989
FGR	420	55	1998	231	27,767
FOP	156	30	1998	47	5,650
FUS	716	100	1998	716	86,066
PTO	192	5	1998	10	1,203
TOTALS	2,216			1,736	208,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,736	129.9500	129.95	225,593	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE – 100% - 2014 Heated Area: 1448 HX Base Yr 2014



2044 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		208,674
TOTAL MARKET OB/XF VALUE		4,198
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		362,872
SOH/AGL Deduction		186,898
ASSESSED VALUE		175,974
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,252
TOTAL JUST VALUE		362,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704373	NEW CONSTR	79,800	10/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1858/0340	5/24/2013	WD	Q	I	02	174,000
GRANTOR: SWAN ROBERT H JR & DE						
GRANTEE: TAYLOR GROVER E						
1299/0746	3/03/2005	WD	Q	I		217,000
GRANTOR: KLEPPER-SMITH DONALD						
GRANTEE: SWAN ROBERT H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W12 BAS=[YR=1998] W16 S33 FGR=[YR=1998] S20 E20 FOP=[YR=1998] S2 E8 N22 W7 S20 W1 $ E1 N20 W21 $ E28 N17 W12 N16 $ S16 E12 N16 $ PTR= E15 FUS=[YR=1998] E28 S11 W7 S25 W12 N13 W9 N23 $ 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	740.00	SF	6.50	6.50	100	1998	1998	3	73	3,511	
2	1076	TRELLIS A	0	100	12	16	192.00	SF	7.50	7.50	100	1998	1998	3	20	288	
3	0810	CONCRETE A	0	100	4	21	84.00	SF	6.50	6.50	100	1998	1998	3	73	399	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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