LOT 6A
ISLAND VILLAGE PB 6/48-49

YANAK RENEE MCDONALD
2038 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031V-006A-0000

BUILDING CHARACTERISTICS

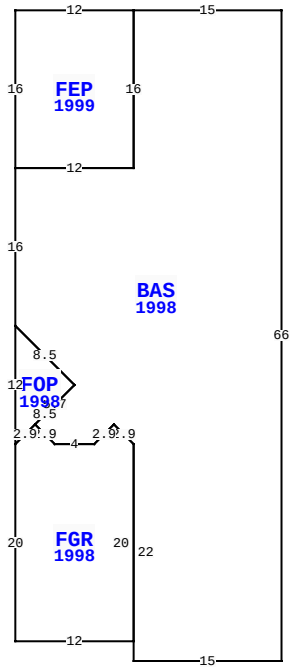
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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
FEP	192	80	1999	154	17,239
FGR	248	55	1998	136	15,225
FOP	36	30	1998	11	1,231
TOTALS	1,758			1,583	177,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,583	121.0230	121.02	191,575	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE - 100% - 2023 Heated Area: 1282 HX Base Yr 2023



2038 VILLAGE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		177,207
TOTAL MARKET OB/XF VALUE		2,515
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		329,722
SOH/AGL Deduction		24,670
ASSESSED VALUE		305,052
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,330
TOTAL JUST VALUE		329,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25483	REPAIR/RRF	11,615	01/01/2012
B9704425	NEW CONSTR	63,845	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1828	12/03/2021	WD	Q	I	02	373,000
GRANTOR: SAPP AVA M &						
GRANTEE: YANAK RENEE MCDONAL						
2440/0969	2/24/2021	WD	U	I	11	100
GRANTOR: SAPP AVA M						
GRANTEE: SAPP AVA M & CLIFFO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 FEP=[YR=1999] W12 S16 E12 N16 $S16 W12S16 FOP=[YR=1998] S12 FGR=[YR=1998] S20 E12 N20 U2 L2 L2 D2 W4 U2 L2 L2 D2 $ U6 R6 U6 L6 $ R6 D6 D4 L4 D2 R2 E4 R2 U2 R2 D2 S22E15N66$.

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	
2	0810	CONCRETE A	0	100	2	20	40.00	SF	6.50	6.50	100	1998	1998	3	73	190	

LAND DESCRIPTION

TOTAL OB/XF 2,515

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