

LOT 8A
IN OR 2208/501
ISLAND VILLAGE PB 6/48-49

DAHLIN GINGER F
2028 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031V-008A-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	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	1,282	100	1998	1,282	157,184
FGR	248	55	1998	136	16,675
FOP	36	30	1998	11	1,349
FSP	192	40	1999	77	9,441
TOTALS	1,758			1,506	184,648

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	132.5490	132.55	199,620	1998	2008	0	0	7.50	92.50
1 TOWNHOUSE - 100% - 2020											
Heated Area: 1282											
HX Base Yr 2020											
2028 VILLAGE LN, FERNANDINA BEACH											