LOT 9A
ISLAND VILLAGE PB 6/48-49

PRE ANNETTE GRAND
1681 WILDERNESS RD
REVA, VA 22735

2025

00-00-30-031V-009A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

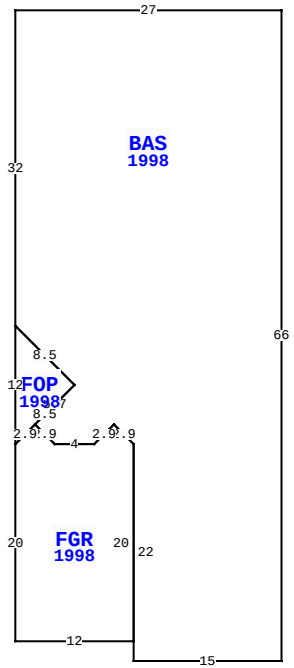
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,474	100	1998	1,474	187,597
FGR	248	55	1998	136	17,309
FOP	36	30	1998	11	1,400
TOTALS	1,758			1,621	206,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,621	137.5929	137.59	223,033	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1474 HX Base Yr



2022 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	206,306
TOTAL MARKET OB/XF VALUE	2,401
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	358,707
SOH/AGL Deduction	0
ASSESSED VALUE	358,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,707
TOTAL JUST VALUE	358,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704489	NEW CONSTR	74,814	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0962	9/28/2022	WD	Q	I	01	450,000
GRANTOR: DUFFY KERILEE WERDER						
GRANTEE: PRE ANNETTE GRAND						
2063/1575	8/05/2016	WD	U	I	19	169,000
GRANTOR: PASSAFIUME COLLEEN ET						
GRANTEE: DUFFY KERILEE WERDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W27 S32 FOP=[YR=1998] S12 FGR=[YR=1998] S20E12 N20 U2 L2 D2 L2 W4 U2 L2 L2 D2 $ U6 R6 U6 L6 $ R6 D6 D4 L4 D2 R2 E4 U2 R2 D2 R2 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	0	0	0	506.00	SF	6.50	6.50	100	1998	1998	3	73	2,401	

LAND DESCRIPTION

TOTAL OB/XF 2,401

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