

CORLEY HUGH & MORIE
2018 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		10		ABOVE AVG 100		0320		01		1,621		131.3760		131.38		212,967		1998		2008		0		0		7.50		92.50		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1 TOWNHOUSE - 100% - 2025												Heated Area: 1474										HX Base Yr 2025											
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		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		179,130																													
FGR		248		55		1998		136		16,528																													
FOP		36		30		1998		11		1,337																													