LOT 12A
ISLAND VILLAGE PB 6/48-49

PETERS ANDREW & MEGAN
2035 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031V-012A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

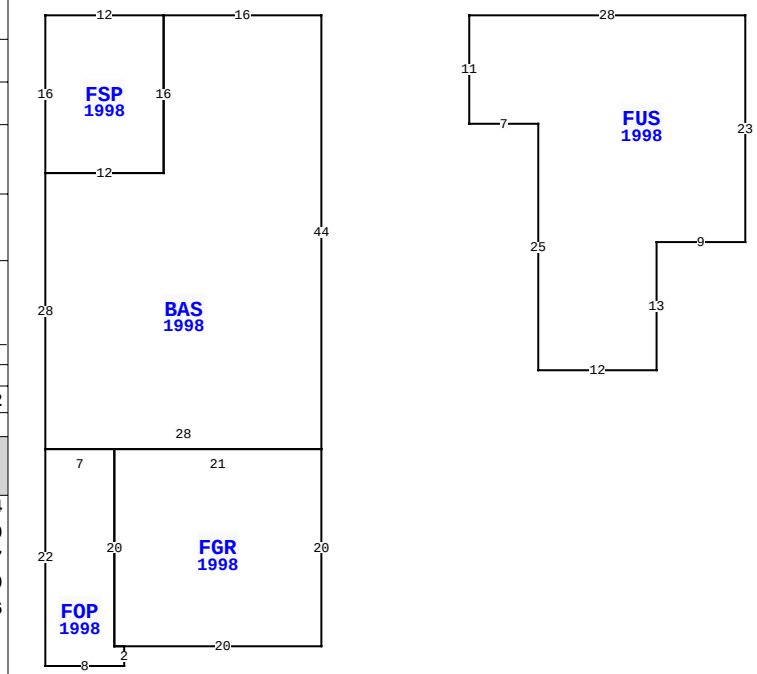
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,040	100	1998	1,040	121,424
FGR	420	55	1998	231	26,970
FOP	156	30	1998	47	5,487
FSP	192	40	1998	77	8,990
FUS	716	100	1998	716	83,596
TOTALS	2,524			2,111	246,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,111	126.2240	126.22	266,450	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE – 100% - 2023 Heated Area: 1756 HX Base Yr 2023



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

2035 VILLAGE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		246,466
TOTAL MARKET OB/XF VALUE		4,605
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		401,071
SOH/AGL Deduction		23,331
ASSESSED VALUE		377,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,018
TOTAL JUST VALUE		401,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1024160	XFOB	1,800	11/02/2010
B996130	REMODEL	800	05/01/1999
B9704492	NEW CONSTR	93,966	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/0716	9/08/2021	WD	Q	I	01	395,000
GRANTOR: MORGAN MICHAEL J & JU						
GRANTEE: PETERS ANDREW & MEG						
2200/0479	6/01/2018	LE	U	I	11	100
GRANTOR: MORGAN JULIA R & MICH						
GRANTEE: MORGAN MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 FSP=[YR=1998] W12 S16 E12 N16 $ S16 W12 S28 FOP=[YR=1998] S22 E8 N2 FGR=[YR=1998] E20 N20 W21 S20 E1 $ W1 N20 W7 $ E28 N44 $ PTR= E15 FUS=[YR=1998] E28 S23 W9 S13 W12 N25 W7 N11 $ 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	43	16	688.00	SF	6.50	6.50	100	2010	2010	3	90	4,025	
2	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	1999	1999	3	75	429	
3	0810	CONCRETE A	0	100	0	0	31.00	SF	6.50	6.50	100	1999	1999	3	75	151	

LAND DESCRIPTION

TOTAL OB/XF 4,605

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