LOT 12B
L/E OR 1472/1839
ISLAND VILLAGE PB 6/48-49

MEYER BEVERLY M L/E/
2039 VILLAGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031V-012B-0000

BUILDING CHARACTERISTICS

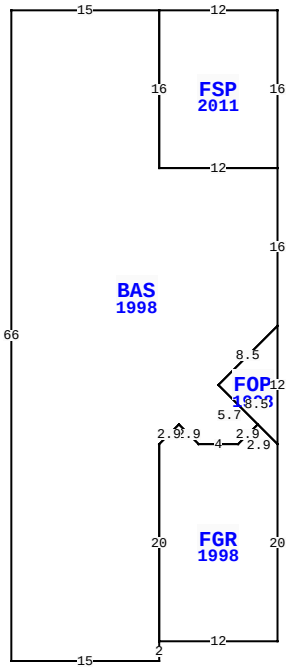
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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
FGR	248	55	1998	136	15,225
FOP	36	30	1998	11	1,231
FSP	192	40	2011	77	8,620
TOTALS	1,758			1,506	168,587

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	121.0230	121.02	182,256	1998	2008	0	0	0	7.50	92.50

1 TOWNHOUSE – 100% - 2007 Heated Area: 1282 HX Base Yr 2007



2039 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		168,587
TOTAL MARKET OB/XF VALUE		2,168
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		320,755
SOH/AGL Deduction		160,717
ASSESSED VALUE		160,038
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,316
TOTAL JUST VALUE		320,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704487	NEW CONSTR	74,814	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/1839	1/19/2007	QC	U	I	18	100
GRANTOR: MEYER BEVERLY M						
GRANTEE: MEYER BEVERLY M L/E						
1411/1445	5/12/2006	QC	Q	I	01	100
GRANTOR: MEYER ALAN R						
GRANTEE: MEYER BEVERLY M						

BUILDING NOTES

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	457.00	SF	6.50	6.50	100	1998	1998	3	73	2,168	

BUILDING DIMENSIONS

FSP=[YR=2011] W12 BAS=[YR=1998] W15 S66 E15 N2 FGR=[YR=1998] E12 N20 FOP=[YR=1998] N12 D6 L6 D6 R6 $ U2 L2 D2 L2 W4 U2 L2 L2 D2 S20$ N20 U2 R2 D2 R2 E4 R2 U2 L4 U4 U6 R6 N16W12N16 $ S16 E12 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 2,168

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