LOT 16A
ISLAND VILLAGE PB 6/48-49

CASTANZA DARLENE & CHARLES L/E/
12311 GREENWOOD STREET
BROOKSVILLE, FL 34613

**2025**

**00-00-30-031V-016A-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

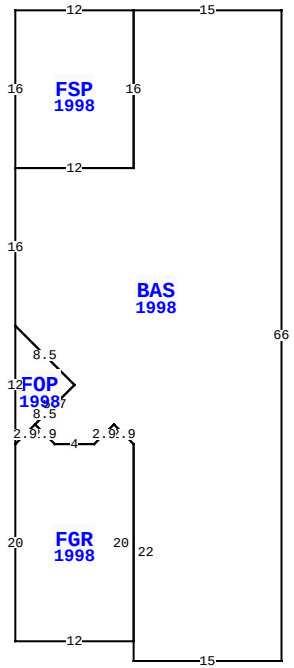
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 163,030 |
| FGR | 248 | 55 | 1998 | 136 | 17,295 |
| FOP | 36 | 30 | 1998 | 11 | 1,399 |
| FSP | 192 | 40 | 1998 | 77 | 9,792 |
| TOTALS | 1,758 | | | 1,506 | 191,517 |

## 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 | 137.4756 | 137.48 | 207,045 | 1998 | 2008 | 0 | 0 | 0 | 7.50 | 92.50 |

1 TOWNHOUSE – 0% - 0 Heated Area: 1282 HX Base Yr




2065 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 | 191,517 |
| TOTAL MARKET OB/XF VALUE | 5,059 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 376,576 |
| SOH/AGL Deduction | 24,830 |
| ASSESSED VALUE | 351,746 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 351,746 |
| TOTAL JUST VALUE | 376,576 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 353,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2540/0251 | 2/14/2022 | LE | U | I | 11 | 100 |
| GRANTOR: CASTANZA DARLENE D & | | | | | | |
| GRANTEE: CASTANZA DARLENE D | | | | | | |
| 2115/1757 | 4/21/2017 | WD | Q | I | 02 | 195,000 |
| GRANTOR: MCGRATH THOMAS V & OL | | | | | | |
| GRANTEE: CASTANZA DARLENE D | | | | | | |

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 476.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 2,259 | |

## BUILDING DIMENSIONS

BAS=[YR=1998] W15 FSP=[YR=1998] W12 S16 E12 N16 $ S16 W12 S16 FOP=[YR=1998] S12 FGR=[YR=1998] S20E12N20 U2 L2 D2 L2 W4 U2 L2 D2 L2 $ U6 R6 U6 L6 $ D6 R6 D4 L4 D2 R2 E4 U2 R2 D2 R2 S22 E15N66$.

## LAND DESCRIPTION

TOTAL OB/XF 5,059

| 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 | 000134 | C | RES POND | 0 | 0003 | RG-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.20 | 150,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 12/31/2023 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS