LOT 16B
IN OR 2215/1430
ISLAND VILLAGE PB 6/48-49

VINING JANET L
2069 VILLAGE LANE
FERNANDINA BEACH, FL 32034

**2025**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

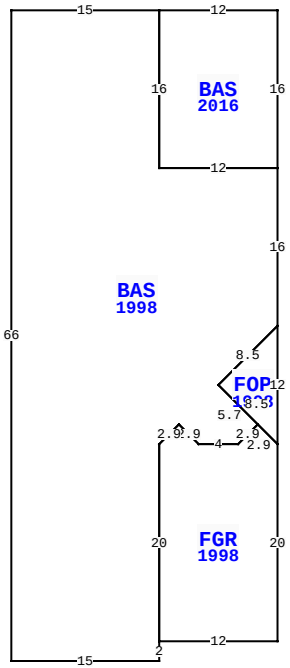
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 155,797 |
| BAS | 192 | 100 | 2016 | 192 | 23,333 |
| FGR | 248 | 55 | 1998 | 136 | 16,528 |
| FOP | 36 | 30 | 1998 | 11 | 1,337 |
| TOTALS | 1,758 | | | 1,621 | 196,994 |

### 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 | 131.3760 | 131.38 | 212,967 | 1998 | 2008 | 0 | 0 | 0 | 7.50 | 92.50 |

1 TOWNHOUSE – 100% - 2019 Heated Area: 1474 HX Base Yr 2019




2069 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 | | 196,994 |
| TOTAL MARKET OB/XF VALUE | | 5,282 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 382,276 |
| SOH/AGL Deduction | | 134,094 |
| ASSESSED VALUE | | 248,182 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 197,460 |
| TOTAL JUST VALUE | | 382,276 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 358,540 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E1630504 | NEW CONSTR | 0 | 01/01/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2215/1430 | 7/31/2018 | WD | Q | I | 01 | 252,000 |
| GRANTOR: NEWTON SARA KAY & DOU | | | | | | |
| GRANTEE: VINING JANET L | | | | | | |
| 1913/1583 | 4/24/2014 | WD | Q | I | 01 | 155,000 |
| GRANTOR: HUGHES JAMES D & JOHN | | | | | | |
| GRANTEE: NEWTON SARA KAY & D | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2016] W12 BAS=[YR=1998] W15 S66 E15 N2 FGR=[YR=1998] E12 N20 FOP=[YR=1998] N12 L6 D6 R6 D6 $ U2 L2 L2 D2 W4 L2 U2 D2 L2 S20$ N20 U2 R2 R2 D2 E4 R2 U2 L4 U4 U6 R6 N16 W12 N16 $ S16 E12 N16 $ .

### 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 523.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 2,482 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,282

| 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 | 100 | 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 12/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS