LOT 4A
ISLAND VILLAGE PB 6/48-49

NICHOLS ARTHUR L L/E/
2048 VILLAGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-031V-004A-0000

BUILDING CHARACTERISTICS

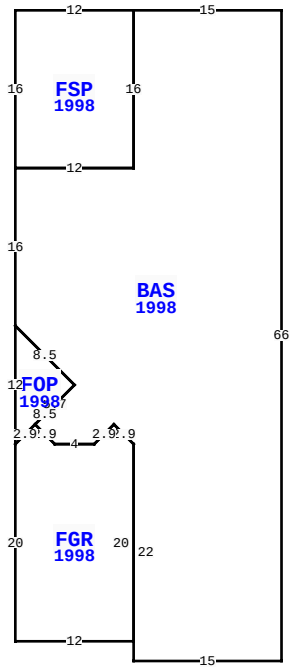
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	164,155
FGR	248	55	1998	136	17,414
FOP	36	30	1998	11	1,409
FSP	192	40	1998	77	9,860
TOTALS	1,758			1,506	192,837

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	132.5490	139.18	209,605	1998	2008	0	0	0	8.00	92.00

1 TOWNHOUSE 100% - 1999 Heated Area: 1282 HX Base Yr 1999



2048 VILLAGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 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		192,837
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		392,837
SOH/AGL Deduction		257,591
ASSESSED VALUE		135,246
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		78,835
TOTAL JUST VALUE		392,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704B72	NEW CONSTR	63,845	10/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/105	10/01/2025	QC	U	I	11	100
GRANTOR: NICHOLS ARTHUR L						
GRANTEE: HENRY KATHERINE						
2236/0780	10/30/2018	QC	U	I	11	100
GRANTOR: HENRY KATHERINE & KIM						
GRANTEE: NICHOLS ARTHUR L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 FSP=[YR=1998] W12 S16 E12 N16 $ S16 W12 S16 FOP=[YR=1998] S12 FGR=[YR=1998] S20 E12 N20 U2 L2 L2 D2 W4 U2 L2 L2 D2 $ R6 U6 U6 L6 $ R6 D6 D4 L4 D2 R2 E4 U2 R2 D2 R2 S22E15N66$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	200,000.00	200,000.00	200,000							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS