LOT 10B
ISLAND VILLAGE PB 6/48-49

BHKN IV LLC
13361 ATLANTIC BLVD
JACKSONVILLE, FL 32225

2026

00-00-30-031V-010B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

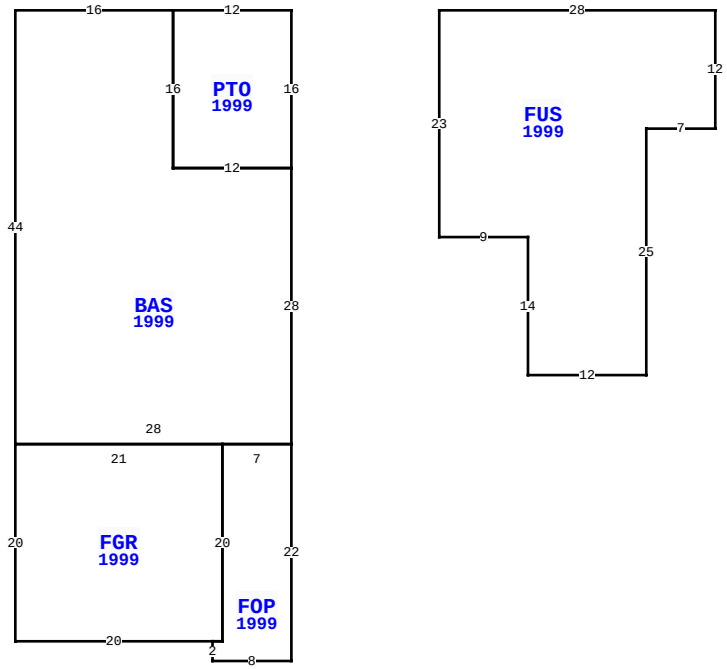
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,040	100	1999	1,040	120,126
FGR	420	55	1999	231	26,682
FOP	156	30	1999	47	5,429
FUS	735	100	1999	735	84,897
PTO	192	5	1999	10	1,156
TOTALS	2,543			2,063	238,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,063	119.5698	125.55	259,010	1999	2008	0	0	0	8.00	92.00

1 TOWNHOUSE 0% - 2025 Heated Area: 1775 HX Base Yr



2019 VILLAGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	238,289
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	441,089
SOH/AGL Deduction	18,666
ASSESSED VALUE	422,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,423
TOTAL JUST VALUE	441,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061803	H/AC	2,000	07/27/2006
B9805333	NEW CONSTR	101,652	09/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1486	2/09/2024	QC	U	I	11	100
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: BHKN IV LLC						
2567/0038	5/27/2022	WD	U	I	37	265,000
GRANTOR: CAINE-HELWIG M DIANA						
GRANTEE: JAXSAT GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W12 BAS=[YR=1999] W16 S44 FGR=[YR=1999] S20 E20 FOP=[YR=1999] S2 E8 N22 W7 S20 W1 $ E1 N20 W21 $ E28 N28 W12 N16 $ S16 E12 N16 $ PTR= E15 FUS=[YR=1999] E28 S12 W7 S25 W12 N14 W9 N23 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0	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