LOT 14A
IN OR 984/787
ISLAND VILLAGE PB 6/48-49

KURTZ EUNICE L DECLARATION OF TRUST/SCHUETT REBECC
723 GREEN RIDGE DR APT 1
DALY CITY, CA 94014

2026

00-00-30-031V-014A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

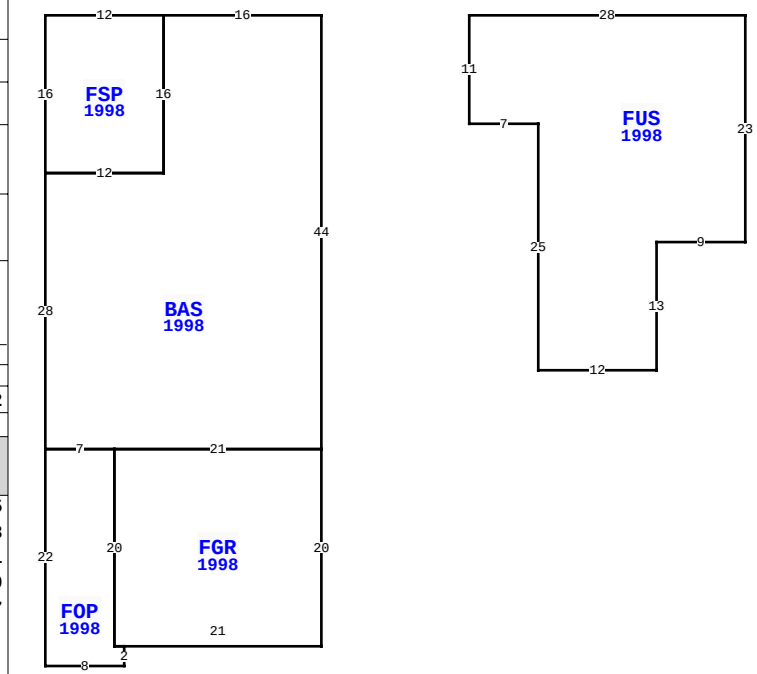
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,040	100	1998	1,040	126,815
FGR	420	55	1998	231	28,168
FOP	156	30	1998	47	5,731
FSP	192	40	1998	77	9,390
FUS	716	100	1998	716	87,307
TOTALS	2,524			2,111	257,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,111	126.2240	132.54	279,792	1998	2008	0	0	0	8.00	92.00

1 TOWNHOUSE 100% - 2005 Heated Area: 1756 HX Base Yr 2005



2051 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		257,409
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		500,174
SOH/AGL Deduction		294,791
ASSESSED VALUE		205,383
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		148,972
TOTAL JUST VALUE		500,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704326	NEW CONSTR	79,805	10/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1934	11/30/2023	TD	U	I	11	100
GRANTOR: KURTZ GIBSON C JR DEC						
GRANTEE: KURTZ EUNICE L DECL						
0984/0787	5/03/2001	WD	Q	I		152,000
GRANTOR: SCHINDLER RICHARD J &						
GRANTEE: KURTZ GIBSON C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 FSP=[YR=1998] W12 S16 E12 N16 $ S16 W12 S28 FOP=[YR=1998] S22 E8 N2 W1 N20 W7 $ E7 FGR=[YR=1998] S20 E21 N20 W21 $ E21 N44 $ PTR= E15 FUS=[YR=1998] E28 S23 W9 S13 W12 N25 W7 N11 $ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	200,000.00	240,000.00	240,000							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/09/2026 BY SYS