LOT 14B
ISLAND VILLAGE PB 6/48-49

MCKAY MATTHEW SCOTT
1365 EAST REFUGE CHURCH ROAD
STEPHENS CITY, VA 22655

2026

00-00-30-031V-014B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

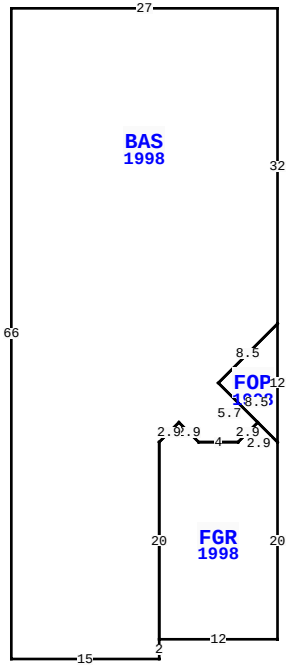
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,474	100	1998	1,474	187,058
FGR	248	55	1998	136	17,259
FOP	36	30	1998	11	1,396
TOTALS	1,758			1,621	205,713

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	137.94	223,601	1998	2008	0	0	0	8.00	92.00

1 TOWNHOUSE 0% - 2025 Heated Area: 1474 HX Base Yr



2055 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	205,713
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	445,713
SOH/AGL Deduction	28,399
ASSESSED VALUE	417,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,314
TOTAL JUST VALUE	445,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9704327	NEW CONSTR	70,180	10/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1640	7/12/2024	WD	Q	I	01	477,000
GRANTOR: AHEARN MONICA & KEVIN						
GRANTEE: MCKAY MATTHEW SCOTT						
2633/789	4/14/2023	WD	Q	I	01	455,000
GRANTOR: DUNN BARBARA HURST						
GRANTEE: AHEARN MONICA & KEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W27 S66 E15 N2 FGR=[YR=1998] E12 N20
FOP=[YR=1998] N12 L6 D6 D6 R6 $ U2 L2 L2 D2 W4 U2 L2 L2
D2 S20$ N20 U2 R2 D2 R2 E4 R2 U2 L4 U4 U6 R6 N32$.

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	000134	C	RES POND	0	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