LOT 16A
ISLAND VILLAGE PB 6/48-49

CASTANZA DARLENE & CHARLES L/E/
12311 GREENWOOD STREET
BROOKSVILLE, FL 34613

2026

00-00-30-031V-016A-0000

BUILDING CHARACTERISTICS

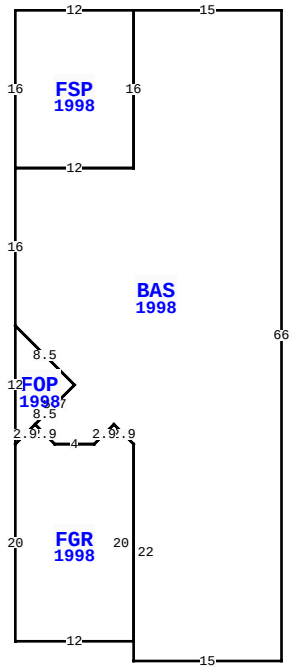
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	170,252
FGR	248	55	1998	136	18,061
FOP	36	30	1998	11	1,461
FSP	192	40	1998	77	10,226
TOTALS	1,758			1,506	200,000

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	137.4756	144.35	217,391	1998	2008	0	0	0	8.00	92.00

1 TOWNHOUSE 0% - 0 Heated Area: 1282 HX Base Yr



2065 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	200,000
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	442,765
SOH/AGL Deduction	55,844
ASSESSED VALUE	386,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,921
TOTAL JUST VALUE	442,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0251	2/14/2022	LE	U	I	11	100
GRANTOR: CASTANZA DARLENE D &						
GRANTEE: CASTANZA DARLENE D						
2115/1757	4/21/2017	WD	Q	I	02	195,000
GRANTOR: MCGRATH THOMAS V & OL						
GRANTEE: CASTANZA DARLENE D						

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] S20E12N20 U2 L2 D2 L2 W4 U2 L2 D2 L2 $ U6 R6 U6 L6 $ D6 R6 D4 L4 D2 R2 E4 U2 R2 D2 R2 S22 E15N66$.

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	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	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 12/31/2023 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/09/2026 BY SYS