LOT 16B
IN OR 2215/1430
ISLAND VILLAGE PB 6/48-49

VINING JANET L
2069 VILLAGE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-031V-016B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

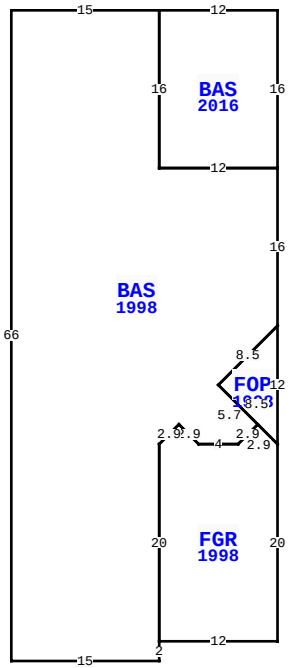
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,282	100	1998	1,282	162,692
BAS	192	100	2016	192	24,365
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 100% - 2019 Heated Area: 1474 HX Base Yr 2019



2069 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		2,765
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		448,478
SOH/AGL Deduction		193,595
ASSESSED VALUE		254,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,472
TOTAL JUST VALUE		448,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1630504	NEW CONSTR	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1430	7/31/2018	WD	Q	I	01	252,000
GRANTOR: NEWTON SARA KAY & DOU						
GRANTEE: VINING JANET L						
1913/1583	4/24/2014	WD	Q	I	01	155,000
GRANTOR: HUGHES JAMES D & JOHN						
GRANTEE: NEWTON SARA KAY & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 BAS=[YR=1998] W15 S66 E15 N2 FGR=[YR=1998] E12 N20 FOP=[YR=1998] N12 L6 D6 R6 D6 $ U2 L2 L2 D2 W4 L2 U2 D2 L2 S20$ N20 U2 R2 R2 D2 E4 R2 U2 L4 U4 U6 R6 N16 W12 N16 $ S16 E12 N16 $.

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