

SAPP JUDY H
95184 VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100		0320	01	2,154	115.2480	121.01	260,656	1994	1994		0	0	0	15.00	85.00	VALUATION BY					STANDARD						
Roof Structur	08	IRREGULAR 100		1 TOWNHOUSE 100% - 2016													Heated Area: 1970					HX Base Yr 2016							
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	2.	2. 100																											
Units	00	0 100																											
Occupancy	00	NONE 100																											
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															04											
NEIGHBORHOOD/LOC		4015.0100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,164	100	1994	1,164	119,728																								
FGR	320	55	1994	176	18,103																								
FOP	28	30	1994	8	823																								
FUS	806	100	1994	806	82,904																								
TOTALS		2,318		2,154	221,558																								
EXTRA FEATURES					95184 VILLAGE DR, FERNANDINA BEACH										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
L N	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													
2	0911	SCRN RM A	0 100	14	15	210.00	SF	18.00	18.00	100	1994	1994	3	20	756														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS																													