

LOT 7
VILLAGE WALK PHASE 1
PBK 2239/1289

POPPLE RODNEY BURGESS
83457 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0007-0000



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	0100	01	2,125	121.5249	109.68	233,070	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1777																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																			
Interior Wall	05	DRYWALL 100														Tax Group: 4										Tax Dist:									
Interior Floo	11	CLAY TILE 70														BUILDING MARKET VALUE										230,739									
Interior Floo	14	CARPET 30														TOTAL MARKET OB/XF VALUE										4,108									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										60,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										294,847									
Bedrooms		2 100														SOH/AGL Deduction										42,803									
Bathrooms		2 100														ASSESSED VALUE										252,044									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										202,044									
Units	0	0 100														TOTAL JUST VALUE										294,847									
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										271,098																						
Quality			04	Quality Level 04																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM				MKT AREA			04																												
NEIGHBORHOOD/LOC			4090.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,777	100	1,777	192,952																															
FGR	462	55	254	27,580																															
FOP	149	30	45	4,887																															
FOP	162	30	49	5,320																															
TOTALS			2,550		2,125	230,739																													
EXTRA FEATURES			83457 BARKESTONE LN, FERNANDINA BEACH																																
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																		
1	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	2019	2019	3	99	3,954																			
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	99	154																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																		
REVIEW DATE 10/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																			