LOT 46
VILLAGE WALK PHASE 1
PBK 2239/1289

RUBANOV PAVEL & OLGA
4416 BARNSLEY DR
PLANO, TX 75093

2023

40-2N-27-1101-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

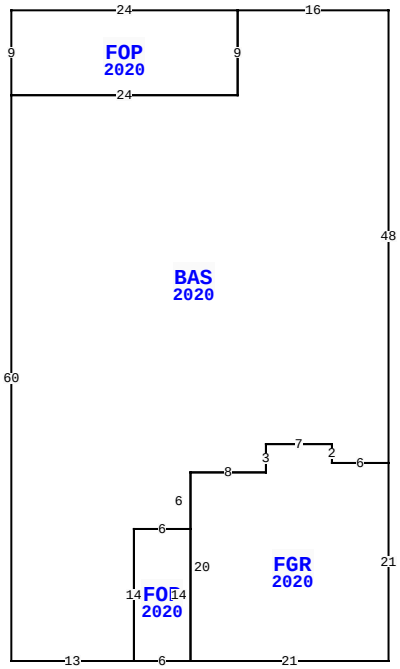
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,013	100	2,013	215,957
FGR	447	55	246	26,391
FOP	84	30	25	2,683
FOP	216	30	65	6,973
TOTALS	2,760		2,349	252,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	119.4669	107.82	253,269	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 2013 HX Base Yr



BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

83618 WATKINS WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,003
TOTAL MARKET OB/XF VALUE	3,181
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	315,184
SOH/AGL Deduction	7,825
ASSESSED VALUE	307,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,359
TOTAL JUST VALUE	315,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910914	NEW CONSTR	268,130	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2370/1134	6/22/2020	SW	Q	I	01	277,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RUBANOV PAVEL & OLG						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9$ S9 W24 S60 E13 FOP=[YR=2020] E6 FGR=[YR=2020] E21 N21 W6 N2 W7 S3 W8 S20$ N14 W6 S14$ N14 E6 N6 E8 N3 E7 S2 E6 N48$.

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	0811	CONCRETE B	0	0	0	0	618.00	SF	5.20	5.20	100	2020	2020	3	99	3,181	

LAND DESCRIPTION

TOTAL OB/XF 3,181

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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/19/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS