LOT 51
VILLAGE WALK PHASE 1
PBK 2239/1289

SECREST ROBERT & MARILYN
83578 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0051-0000

BUILDING CHARACTERISTICS

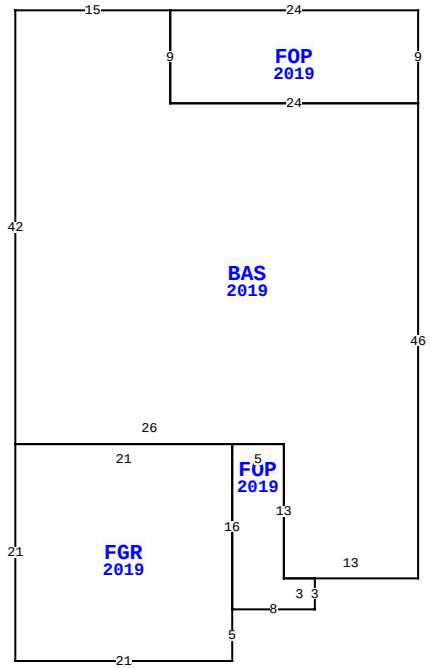
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,591	100	1,591	177,764
FGR	441	55	243	27,151
FOP	89	30	27	3,017
FOP	216	30	65	7,263
TOTALS	2,337		1,926	215,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	125.0550	112.86	217,368	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1591 HX Base Yr 2020



83578 WATKINS WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,194
TOTAL MARKET OB/XF VALUE		2,852
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		278,046
SOH/AGL Deduction		93,971
ASSESSED VALUE		184,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,075
TOTAL JUST VALUE		278,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904269	NEW CONSTR	225,176	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/1462	9/30/2019	SW	Q	I	01	263,400
GRANTOR: D R HORTON INC						
GRANTEE: SECREST ROBERT & MA						
2255/0346	2/12/2019	WD	Q	V	05	260,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W15 S42 FGR=[YR=2019] S21 E21 N5 FOP=[YR=2019] E8 N3 W3 N13 W5 S16 $ N16 W21 $ E26 S13 E13 N46 W24 N9 $ S9 E24 N9 $.

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	100	0	0	554.00	SF	5.20	5.20	100	2019	2019	3	99	2,852	

LAND DESCRIPTION

TOTAL OB/XF 2,852

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 09/26/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS