

LOT 54
VILLAGE WALK PHASE 1
PBK 2239/1289

COURTER JANET K/COURTER VICKI L
83538 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0054-0000



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	2,392	127.5960	115.16	275,463	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021												Heated Area: 2068														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																											
Interior Floop	11	CLAY TILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
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	2,068	100	2,068	236,960																									
FGR	454	55	250	28,646																									
FOP	30	30	9	1,031																									
FOP	216	30	65	7,448																									
TOTALS			2,768		2,392	274,086																							
EXTRA FEATURES			83538 WATKINS WALK, 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	618.00	SF	5.20	5.20	100	2020	2020	3	99	3,181														
BLD DATE 03/13/2023 NW LGL DATE																													
XF DATE LAND DATE																													
INC DATE AG DATE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
FOP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E21																													
FOP=[YR=2020] E6 N5 W6 S5\$ N20 W8 N4 W7 S3 W6\$ E6 N3 E7 S4 E8																													
S15 E6 S5 E3 S1 E8 N1 E2 N60 W24 N9\$ S9 E24 N9\$.																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												
REVIEW DATE 05/19/2020 BY NW																													
Total Acres: 0.00					Total Land Value: 60,000					Market: 0					Agricultural: 0					Common: 60,000					PRINTED 08/02/2023 BY SYS				