

LOT 57
VILLAGE WALK PHASE 1
PBK 2239/1289

MIRABILE LAURA S & JOHN
83511 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0057-0000



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	2,130	121.5249	109.68	233,618	2021	2021	0	0	0.00	100.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1795									
Roof Cover	03	COMP SHNGL 100	1795													HX Base Yr 2022									
Interior Wall	05	DRYWALL 100	1795													1795									
Interior Floo	11	CLAY TILE 70	1795													1795									
Interior Floo	14	CARPET 30	1795													1795									
Air Condition	03	CENTRAL 100	1795													1795									
Heating Type	04	AIR DUCTED 100	1795													1795									
Bedrooms	2	100	1795													1795									
Bathrooms	2	100	1795													1795									
Frame	02	WOOD FRAME 100	1795													1795									
Stories	1.	1. 100	1795													1795									
Units	0	100	1795													1795									
Occupancy	00	NONE 100	1795													1795									
Quality															04 Quality Level 04										
DOR CODE															0100 SINGLE FAMILY										
MAP NUM															MKT AREA										
NEIGHBORHOOD/LOC															4090.00										
TOTALS															2,474 2,130 233,618										
EXTRA FEATURES															83511 WATKINS WALK, FERNANDINA BEACH										
BLD DATE															03/13/2023										
XF DATE															NW										
INC DATE															LGL DATE										
L N															LAND DATE										
OB/XF CODE															AG DATE										
DESCRIPTION															NOTES										
1 0812 CONCRETE C															6,592										
LAND DESCRIPTION															TOTAL OB/XF										
L N															6,592										
USE CODE															CLAS										
LAND USE DESCRIPTION															CAP										
CAP															R D										
R D															LOC ZONE										
LOC ZONE															FRONT										
FRONT															DEPTH										
DEPTH															TOT LND UTS										
TOT LND UTS															UNIT TYPE										
UNIT TYPE															D T										
D T															DPH FACT										
DPH FACT															% COND										
% COND															TOT ADJ										
TOT ADJ															UNIT PRICE										
UNIT PRICE															ADJ UNIT PRICE										
ADJ UNIT PRICE															LAND VALUE										
LAND VALUE															OTHER ADJUSTMENTS AND NOTES										
OTHER ADJUSTMENTS AND NOTES															YEAR										
YEAR															DENSITY										
DENSITY															DECL										
DECL															FRZ										
FRZ															YR										
YR															CONSRV										
CONSRV															REVIEW DATE										
REVIEW DATE															09/27/2021										
BY															JH										
BY															Total Acres: 0.00										
Total Acres: 0.00															Total Land Value: 60,000										
Total Land Value: 60,000															Market: 0										
Market: 0															Agricultural: 0										
Agricultural: 0															Common: 60,000										
Common: 60,000															PRINTED 08/02/2023 BY SYS										
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