

LOT 58
VILLAGE WALK PHASE 1
PBK 2239/1289

ADAMS KRISTA DIANE/ADAMS DIANE B
83519 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0058-0000



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	2,011	121.5249	109.68	220,566	2021	2021	0	0	0.00	100.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 50% - 2023													Heated Area: 1630													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
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	1,630	100	1,630	178,778																									
FGR	441	55	243	26,652																									
FOP	173	30	52	5,703																									
FSP	216	40	86	9,432																									
TOTALS			2,460	2,011	220,566																								
EXTRA FEATURES			83519 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	0812	CONCRETE C	0 50	0 0	1,254.00	SF	4.00	4.00	100	2021	2021	3	100	5,016															
LAND DESCRIPTION			TOTAL OB/XF 5,016																										
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	000100	C	SFR	50			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												
REVIEW DATE 06/22/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													

Diagram showing lot layout with dimensions and area labels:

- Overall dimensions: 43 (left), 26 (top), 21 (bottom), 13 (right), 6 (bottom right).
- Internal dimensions: 15, 24, 9, 24, 21, 5, 13, 19, 18, 2.
- Area labels: FSP 2021, BAS 2021, FGR 2021, FOP 2021.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/1729	5/25/2021	SW	Q	I	02	281,100

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ADAMS DIANE B & KRI
2372/0393 6/30/2020 SW Q V 05 656,000
GRANTOR: FORESTAR USA REAL EST
GRANTEE: D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W24 BAS=[YR=2021] W15 S43 FGR=[YR=2021] S21 E21
N2 FOP=[YR=2021] E18 N6 W13 N13 W5 S19\$ N19 W21\$ E26 S13 E13
N47 W24 N9\$ S9 E24 N9\$.