LOT 59
VILLAGE WALK PHASE 1
PBK 2239/1289

SUDD DANIEL T & KAREN
83527 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0059-0000

BUILDING CHARACTERISTICS

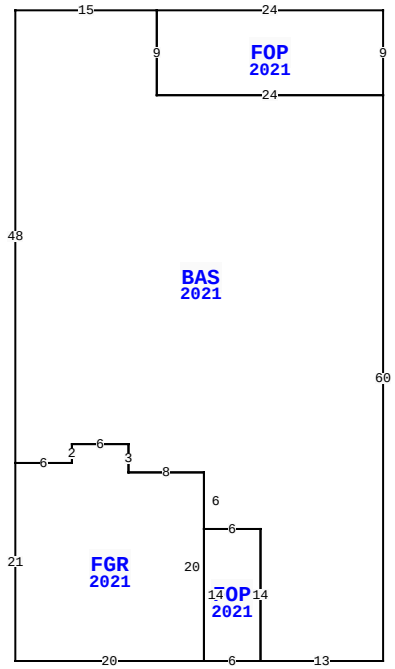
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,967	100	1,967	213,911
FGR	424	55	233	25,339
FOP	84	30	25	2,719
FOP	216	30	65	7,069
TOTALS	2,691		2,290	249,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	120.4959	108.75	249,038	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1967 HX Base Yr 2023



83527 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		249,038
TOTAL MARKET OB/XF VALUE		4,446
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		313,484
SOH/AGL Deduction		0
ASSESSED VALUE		313,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,484
TOTAL JUST VALUE		313,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008189	NEW CONSTR	273,536	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1198	12/16/2022	WD	Q	I	01	405,000
GRANTOR: SMITH ANTHONY C & JUA						
GRANTEE: SUDD DANIEL T & KAR						
2464/1642	5/25/2021	SW	Q	I	01	333,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SMITH ANTHONY C & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 BAS=[YR=2021] W15 S48 FGR=[YR=2021] S21 E20 FOP=[YR=2021] E6 N14 W6 S14$ N20 W8 N3 W6 S2 W6$ E6 N2 E6 S3 E8 S6 E6 S14 E13 N60 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	855.00	SF	5.20	5.20	100	2021	2021	3	100	4,446	

LAND DESCRIPTION

TOTAL OB/XF 4,446

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 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