LOT 60
VILLAGE WALK PHASE 1
PBK 2239/1289

DIETHELM MICHAEL J
12465 DANESFELD DRIVE
ALPHARETTA, GA 30004

2023

40-2N-27-1101-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

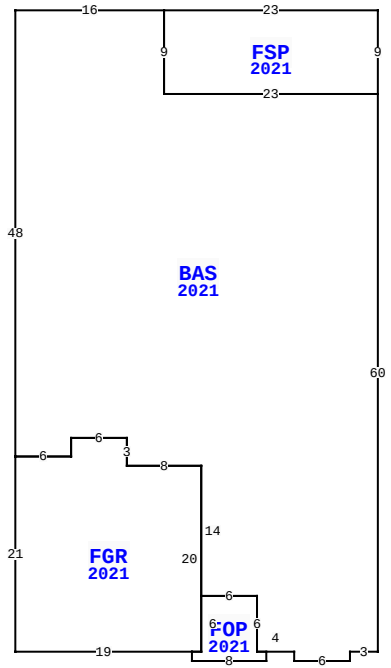
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,030	100	2,030	226,406
FGR	424	55	233	25,986
FOP	44	30	13	1,450
FSP	207	40	83	9,257
TOTALS	2,705		2,359	263,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	123.5829	111.53	263,099	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2030 HX Base Yr



83535 WATKINS WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,099
TOTAL MARKET OB/XF VALUE	2,704
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	325,803
SOH/AGL Deduction	0
ASSESSED VALUE	325,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,803
TOTAL JUST VALUE	325,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003210	CO ISSUED	0	03/17/2021
20008214	NEW CONSTR	276,418	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1295	3/06/2023	WD	Q	I	01	405,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: DIETHELM MICHAEL J						
2590/0182	9/09/2022	WD	U	I	37	412,200
GRANTOR: ADDUCE MARGARET T						
GRANTEE: OPENDOOR PROPERTY J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W23 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S1 E8 N1 W1 N6 W6 S6 W1$ E1 N20 W8 N3 W6 S2 W6$ E6 N2 E6 S3 E8 S14 E6 S6 E4 S1 E6 N1 E3 N60 W23 N9$ S9 E23 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	0	0	0	520.00	SF	5.20	5.20	100	2021	2021	3	100	2,704	

LAND DESCRIPTION

TOTAL OB/XF 2,704

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	0			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