

LOT 63
VILLAGE WALK PHASE 1
PBK 2239/1289

GRAHAM HUGH M JR & SHIRLEY L/E/
83559 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0063-0000



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	PAGE 1 of 1 4									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,398	120.4959	108.75	260,782	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 1967									
Roof Cover	03	COMP SHNGL 100	1967												HX Base Yr 2022									
Interior Wall	05	DRYWALL 100	1967												HX Base Yr 2022									
Interior Floo	11	CLAY TILE 70	1967												HX Base Yr 2022									
Interior Floo	14	CARPET 30	1967												HX Base Yr 2022									
Air Condition	03	CENTRAL 100	1967												HX Base Yr 2022									
Heating Type	04	AIR DUCTED 100	1967												HX Base Yr 2022									
Bedrooms	3	100	1967												HX Base Yr 2022									
Bathrooms	2	100	1967												HX Base Yr 2022									
Frame	02	WOOD FRAME 100	1967												HX Base Yr 2022									
Stories	1.	1. 100	1967												HX Base Yr 2022									
Units	0	100	1967												HX Base Yr 2022									
Occupancy	00	NONE 100	1967												HX Base Yr 2022									
Quality 04 Quality Level 04															VALUATION SUMMARY									
DOR CODE 0100 SINGLE FAMILY															Tax Group: 4 Tax Dist:									
MAP NUM MKT AREA 04															BUILDING MARKET VALUE 260,782									
NEIGHBORHOOD/LOC 4090.00															TOTAL MARKET OB/XF VALUE 3,318									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE															TOTAL LAND VALUE - MARKET 60,000									
BAS 1,967 100 1,967 213,911															TOTAL MARKET VALUE 324,100									
FEP 216 80 173 18,814															SOH/AGL Deduction 117,093									
FGR 424 55 233 25,339															ASSESSED VALUE 207,007									
FOP 84 30 25 2,719															TOTAL EXEMPTION VALUE HX HB 50,000									
TOTALS 2,691 2,398 260,782															BASE TAXABLE VALUE 157,007									
EXTRA FEATURES															TOTAL JUST VALUE 324,100									
83559 WATKINS WALK, FERNANDINA BEACH															NCON VALUE 0									
BLD DATE 03/13/2023 NW LGL DATE															INCOME VALUE									
XF DATE															PREVIOUS YEAR MKT VALUE 296,882									
INC DATE																								
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															SALES DATA									
1 0811 CONCRETE B 0 100 0 0 638.00 SF 5.20 5.20 100 2021 2021 3 100 3,318															OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE									
															2594/0430 9/12/2022 WD U I 11 100									
															GRANTOR: GRAHAM HUGH MERRITT J									
															GRANTEE: GRAHAM LYNDIA RENEE									
															2458/0562 4/30/2021 SW Q I 02 309,000									
															GRANTOR: D R HORTON INC-JACKSO									
															GRANTEE: GRAHAM HUGH MERRITT									
															BUILDING NOTES									
															BUILDING DIMENSIONS									
															FEP=[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\$.									
LAND DESCRIPTION															TOTAL OB/XF 3,318									
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 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 12/16/2021 BY NW															PRINTED 08/02/2023 BY SYS									
Total Acres: 0.00															Common: 60,000									
Total Land Value: 60,000																								
Market: 0																								
Agricultural: 0																								