

LOT 64
VILLAGE WALK PHASE 1
PBK 2239/1289

MAHON DEBORAH K/CROCKER DONNA B
83583 WATKINS WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0064-0000



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	2,394	123.5829	111.53	267,003	2021	2021	0	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 2013					HX Base Yr 2022					Tax Group: 4 Tax Dist:						
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					267,003											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					4,628											
Interior Floo	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET					60,000											
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE					331,631											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					19,399											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					312,232											
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB 50,000											
Bathrooms		3 100											BASE TAXABLE VALUE					262,232											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					331,631											
Stories	0	0 100											NCON VALUE					0											
Units	0	0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					303,138																					
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	2,013	100	2,013	224,510																									
FGR	447	55	246	27,436																									
FOP	164	30	49	5,465																									
FSP	216	40	86	9,592																									
TOTALS		2,840		2,394	267,003																								
EXTRA FEATURES										83583 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	0811	CONCRETE B	0 100	0	0	890.00	SF	5.20	5.20	100	2021	2021	3	100	4,628														