

LOT 89  
VILLAGE WALK PHASE 2  
PBK 2243/434

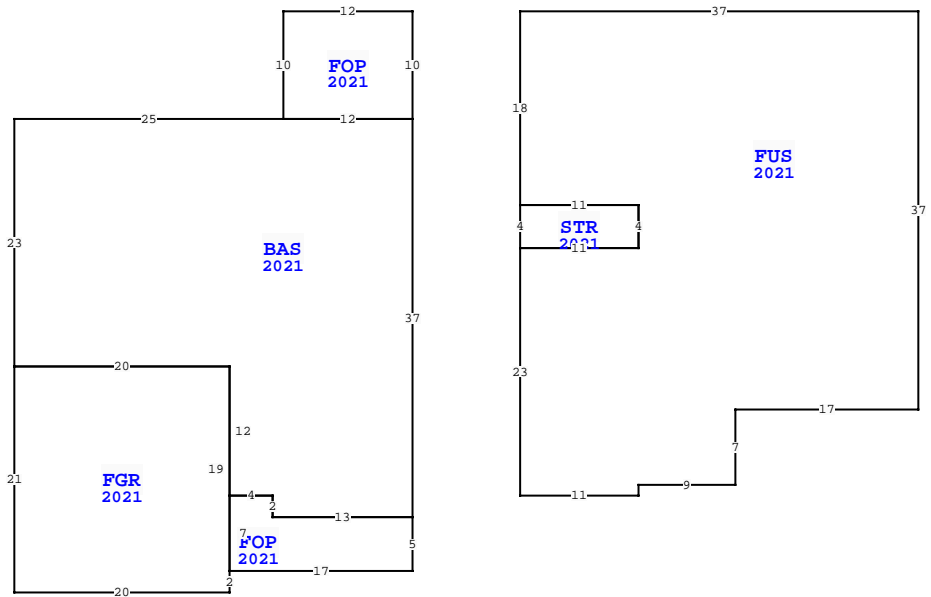
SAGE JAMES L/E/  
83255 YULEECOTE COURT  
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0089-0000

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 Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 100% - 2022 Heated Area: 2557 HX Base Yr 2022												



BUILDING CHARACTERISTICS				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	1,081	113,148
FGR	420	55	231	24,179
FOP	93	30	28	2,931
FOP	120	30	36	3,768
FUS	1,476	100	1,476	154,493
STR	44	10	4	419
TOTALS	3,234		2,856	298,938

EXTRA FEATURES																
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	652.00	SF	5.20	5.20	100	2021	2021	3	100	3,390	

LAND DESCRIPTION																								
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			298,938
TOTAL MARKET OB/XF VALUE			3,390
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			362,328
SOH/AGL Deduction			21,052
ASSESSED VALUE			341,276
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			286,276
TOTAL JUST VALUE			362,328
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003892	CO ISSUED	0	03/31/2021
20008212	NEW CONSTR	330,140	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/612	7/19/2023	LE	U	I	11	100

GRANTOR: SAGE JAMES  
GRANTEE: FAAS LORI ANN  
2449/0628 3/30/2021 SW Q I 02 344,700  
GRANTOR: D R HORTON INC-JACKSO  
GRANTEE: SAGE JAMES

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP=[YR=2021] W12 S10 BAS=[YR=2021] W25 S23 FGR=[YR=2021] S21 E20 N2 FOP=[YR=2021] E17 N5 W13 N2 W4 S7\$ N19 W20\$ E20 S12 E4 S2 E13 N37 W12\$ E12 N10\$ PTR=E10 FUS=[YR=2021] S18 STR=[YR=2021] S4 E11 N4 W11\$ E11 S4 W11 S23 E11 N1 E9 N7 E17 N37 W37\$ W10\$.												

TOTAL OB/XF												
3,390												