LOT 90
VILLAGE WALK PHASE 2
PBK 2243/434

REZENDES ROBERT & DENISE
828 LEE'S RIVER AVE
SOMEREST, MA 02725

2023

40-2N-27-1102-0090-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

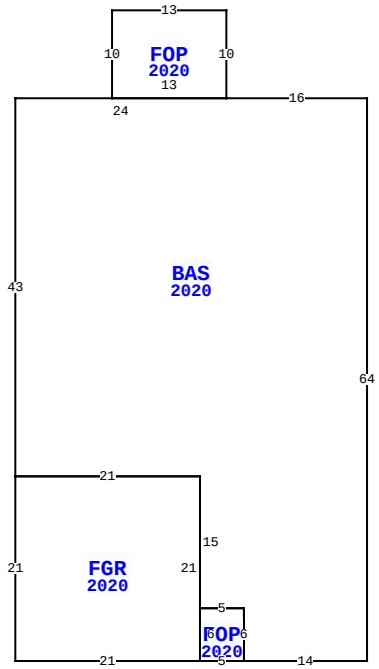
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	2,089	224,110
FGR	441	55	243	26,069
FOP	30	30	9	965
FOP	130	30	39	4,184
TOTALS	2,690		2,380	255,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	119.4669	107.82	256,612	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 2089 HX Base Yr



83263 YULEECOTE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,329
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	319,229
SOH/AGL Deduction	8,361
ASSESSED VALUE	310,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,868
TOTAL JUST VALUE	319,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011079	CO ISSUED	0	11/13/2020
20003443	NEW CONSTR	273,271	06/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/1589	12/21/2020	SW	Q	I	01	303,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REZENDES ROBERT & D						
2359/1477	5/07/2020	WD	Q	V	05	472,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] N10 W13 S10 E13$ W24 S43 FGR=[YR=2020] S21 E21 FOP=[YR=2020] E5 N6 W5 S6$ N21 W21$ E21 S15 E5 S6 E14 N64$.

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	0810	CONCRETE A	0	0	0	0	606.00	SF	6.50	6.50	100	2020	2020	3	99	3,900	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/03/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS