

LOT 104
VILLAGE WALK PHASE 2
PBK 2243/434

SHV HOMES I LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30304

2023

40-2N-27-1102-0104-0000



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	2,064	125.5380	113.30	233,851	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2023												Heated Area: 1773												HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floop	11	CLAY TILE 100																																				
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	1,773	100	1,773	200,881																																		
FGR	420	55	231	26,172																																		
FOP	25	30	8	906																																		
FSP	130	40	52	5,892																																		
TOTALS			2,348	2,064	233,851																																	
EXTRA FEATURES			83348 CHAPEL CT, 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	0	0	0			5.20	100	2021	2021	3	100	5,356																							
LAND DESCRIPTION																	TOTAL OB/XF 5,356																					
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																					
REVIEW DATE 03/17/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																						