

LOT 107
VILLAGE WALK PHASE 2
PBK 2243/434

PHUNG PHAT V & THI KIM NHI NGUYEN(H&W)/NGUYEN LINH
83324 CHAPEL CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0107-0000



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									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,386	123.5829	111.53	266,111	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 2033									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023									
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	4	100																						
Bathrooms	3	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	2,033	100	2,033	226,740																				
FGR	448	55	246	27,436																				
FOP	36	30	11	1,227																				
FSP	216	40	86	9,592																				
FST	18	55	10	1,115																				
TOTALS			2,751	2,386	266,111																			
EXTRA FEATURES					83324 CHAPEL CT, FERNANDINA BEACH										BLD DATE 03/13/2023 NW LGL 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									
1	0811	CONCRETE B	0 100	0 0	678.00	SF	5.20	5.20	100	2021	2021	3	100	3,526										
BUILDING DIMENSIONS																								
BAS=[YR=2021] W16 FSP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7 FST=[YR=2021] S1 W6 N3 E6 S2\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.																								
LAND DESCRIPTION					TOTAL OB/XF 3,526																			
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
REVIEW DATE 06/28/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																								