LOT 115
VILLAGE WALK PHASE 2
PBK 2243/434

BENENSON YULIA/IZKOVICH VLADISLAV
1935 PALISADE COURT
ALLEN, TX 75013

2023

40-2N-27-1102-0115-0000

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 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

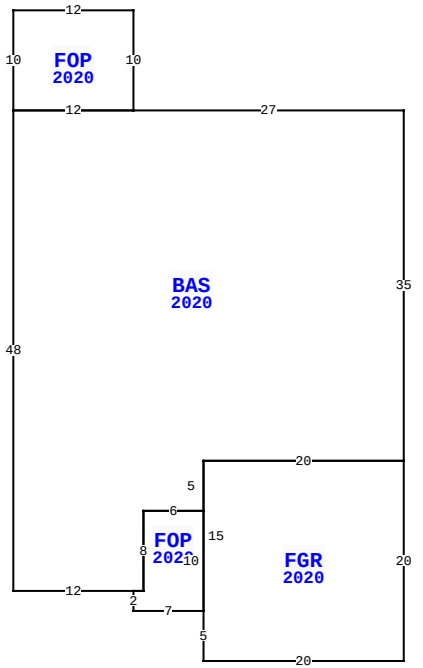
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	175,630
FGR	400	55	220	24,705
FOP	62	30	19	2,133
FOP	120	30	36	4,043
TOTALS	2,146		1,839	206,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	125.0550	112.86	207,550	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1564 HX Base Yr



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

83093 VILLAGE WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,512
TOTAL MARKET OB/XF VALUE	2,914
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	269,426
SOH/AGL Deduction	8,190
ASSESSED VALUE	261,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,236
TOTAL JUST VALUE	269,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000382	CO ISSUED	0	07/30/2020
20000382	NEW CONSTR	213,708	01/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0837	8/07/2020	SW	Q	I	01	247,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BENENSON YULIA & VL						
2331/0906	1/09/2020	WD	Q	V	05	664,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W27 FOP=[YR=2020] N10 W12 S10 E12$ W12 S48 E12
FOP=[YR=2020] S2 E7 FGR=[YR=2020] S5 E20 N20 W20 S15$ N10 W6
S8 W1$ E1 N8 E6 N5 E20 N35$.

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	0811	CONCRETE B	0	0	0	0	566.00	SF	5.20	5.20	100	2020	2020	3	99	2,914	

LAND DESCRIPTION

TOTAL OB/XF 2,914

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	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 09/21/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS