

LOT 116
VILLAGE WALK PHASE 2
PBK 2243/434

ECHEVERRI MANUEL A/VELEZ MARIA ET AL
83101 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0116-0000



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		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	225,606
FGR	448	55	246	27,299
FOP	36	30	11	1,221
FOP	216	30	65	7,213
FST	18	55	10	1,109

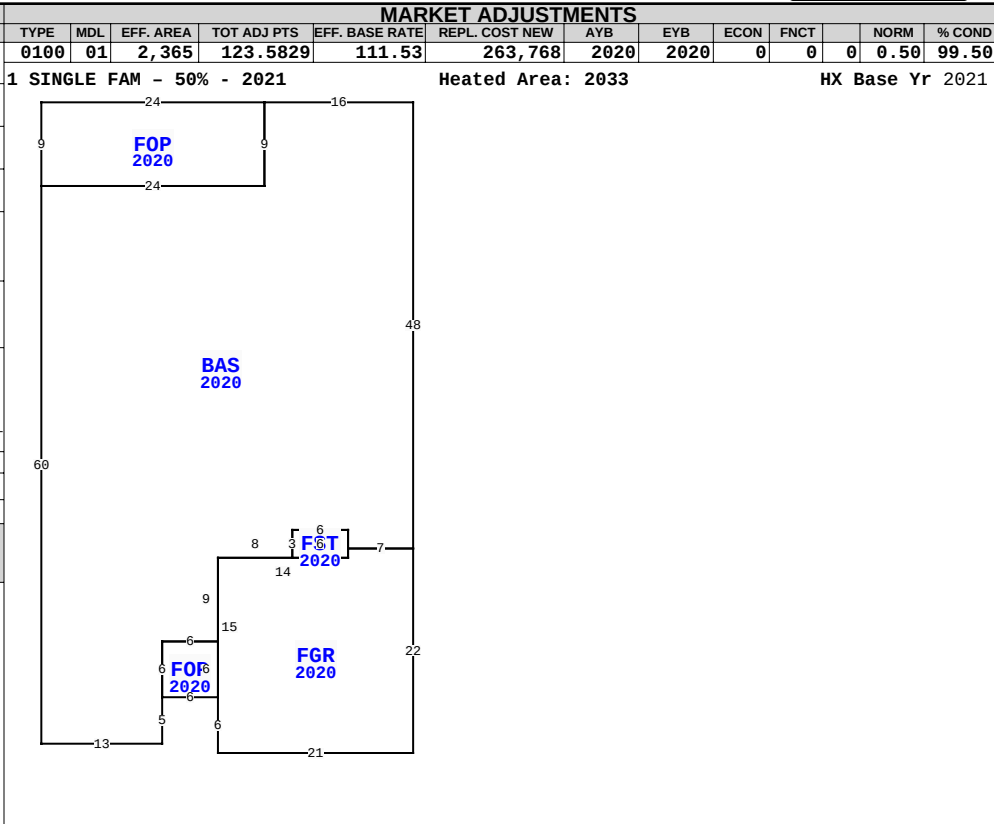
TOTALS 2,751 2,365 262,449

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	50	0	0			876.00	SF	5.20				4,510	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	50	



83101 VILLAGE WALK, FERNANDINA BEACH

BLD DATE 03/13/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF 4,510

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,449
TOTAL MARKET OB/XF VALUE		4,510
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		326,959
SOH/AGL Deduction		27,886
ASSESSED VALUE		299,073
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		249,073
TOTAL JUST VALUE		326,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007279	CO ISSUED	0	08/13/2020
20000226	NEW CONSTR	276,072	01/10/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1744	8/21/2020	SW	Q	I	01	296,000

SALES DATA

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ECHEVERRI MANIEL A
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] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13
N5 FOP=[YR=2020] E6 FGR=[YR=2020] S6 E21 N22 W7
FST=[YR=2020] N2 W6 S3 E6 N1\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9
E8 N3 E6 S2 E7 N48 \$.