LOT 120
VILLAGE WALK PHASE 2
PBK 2243/434

RUSSMAN JEANINE L/E/
83130 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

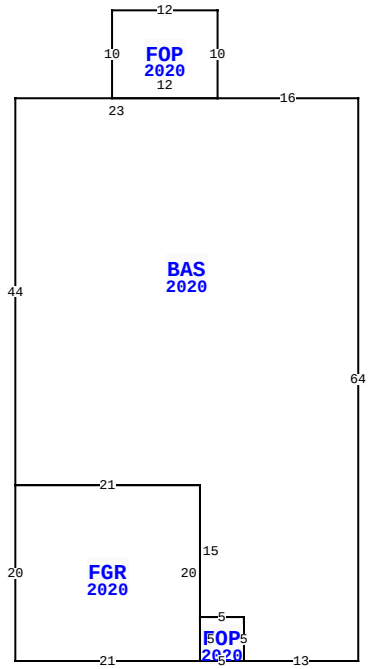
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,051	100	2,051	220,033
FGR	420	55	231	24,781
FOP	25	30	8	859
FOP	120	30	36	3,863
TOTALS	2,616		2,326	249,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	119.4669	107.82	250,789	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2051 HX Base Yr 2022



83130 VILLAGE WALK, 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		249,535
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		313,665
SOH/AGL Deduction		16,440
ASSESSED VALUE		297,225
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,225
TOTAL JUST VALUE		313,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008977	CO ISSUED	0	09/28/2020
20000402	NEW CONSTR	273,271	04/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/1709	4/04/2023	LE	U	I	11	100
GRANTOR: RUSSMAN JEANINE						
GRANTEE: RUSSMAN JESSICA						
2514/1133	10/29/2021	WD	Q	I	01	360,000
GRANTOR: GONZALES ESTEBAN VELA						
GRANTEE: RUSSMAN JEANINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] N10 W12 S10 E12$ W23 S44 FGR=[YR=2020] S20 E21 FOP=[YR=2020] E5 N5 W5 S5$ N20 W21$ E21 S15 E5 S5 E13 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	0812	CONCRETE C	0	100	0	0	1,043.00	SF	4.00	4.00	100	2020	2020	3	99	4,130	

LAND DESCRIPTION

TOTAL OB/XF 4,130

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	000135	C	SFR CNSVTN	100			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