

LOT 121
VILLAGE WALK PHASE 2
PBK 2243/434

MERRELL KRISTOFOR G & LAUREN MARIE
83122 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0121-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

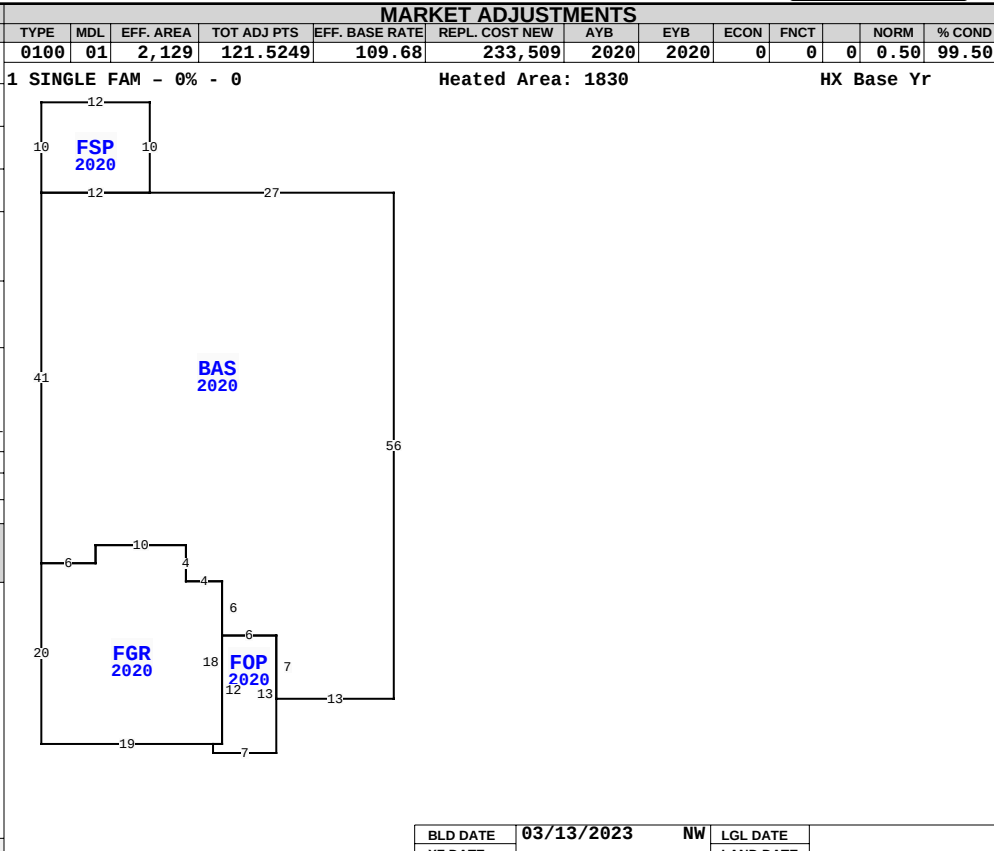
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	199,710
FGR	412	55	227	24,773
FOP	79	30	24	2,619
FSP	120	40	48	5,239
TOTALS	2,441		2,129	232,341

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		666.00	SF	5.20				3,429	

LAND DESCRIPTION			TOTAL OB/XF 3,429													
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
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

REVIEW DATE 09/21/2020 BY NW



83122 VILLAGE WALK, FERNANDINA BEACH	BLD DATE 03/13/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF 3,429																
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
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				232,341	
TOTAL MARKET OB/XF VALUE				3,429	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				295,770	
SOH/AGL Deduction				8,140	
ASSESSED VALUE				287,630	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				287,630	
TOTAL JUST VALUE				295,770	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				272,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008548	CO ISSUED	0	09/16/2020
20000229	NEW CONSTR	244,115	01/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/1924	9/17/2020	SW	Q	I	01	278,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MERRELL KRISTOFOR G						
2331/0906	1/09/2020	WD	Q	V	05	664,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2020] W27 FSP=[YR=2020] N10 W12 S10 E12\$ W12 S41 FGR=[YR=2020] S20 E19 FOP=[YR=2020] S1 E7 N13 W6 S12 W1\$ E1 N18 W4 N4 W10 S2 W6\$ E6 N2 E10 S4 E4 S6 E6 S7 E13 N56\$.																

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