

LOT 122  
VILLAGE WALK PHASE 2  
PBK 2243/434

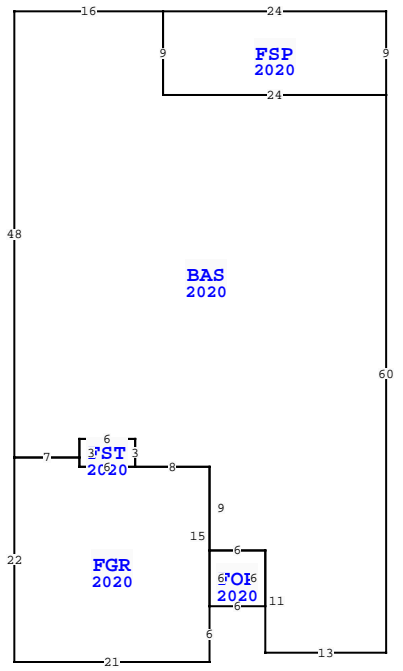
REDFIELD HERBERT CLEMENT III & COURTNEY LEE  
83114 VILLAGE WALK  
FERNANDINA BEACH, FL 32034

**2023**

40-2N-27-1102-0122-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	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
BAS	2,033	100	2,033
FGR	448	55	246
FOP	36	30	11
FSP	216	40	86
FST	18	55	10
TOTALS	2,751		2,386
			264,780

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,386	123.5829	111.53	266,111	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2021										Heated Area: 2033	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			264,780
TOTAL MARKET OB/XF VALUE			3,192
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			327,972
SOH/AGL Deduction			47,151
ASSESSED VALUE			280,821
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			230,821
TOTAL JUST VALUE			327,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007911	CO ISSUED	0	08/28/2020
20000378	NEW CONSTR	276,072	01/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0481	8/31/2020	SW	Q	I	01	290,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REDFIELD HERBERT C						
2331/0906	1/09/2020	WD	Q	V	05	664,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	100	0	620.00	SF	5.20	5.20	100	2020	2020	3	99	3,192	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S22 E21 N6 FOP=[YR=2020] E6 N6 W6 S6\$ N15 W8 FST=[YR=2020] N3 W6 S3 E6\$ W6 N1 W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9\$ S9 E24 N9\$.	

LAND DESCRIPTION										TOTAL OB/XF										3,192				
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	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							