LOT 123
VILLAGE WALK PHASE 2
PBK 2243/434

BRANUM DENNIS A & JANET M
83106 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

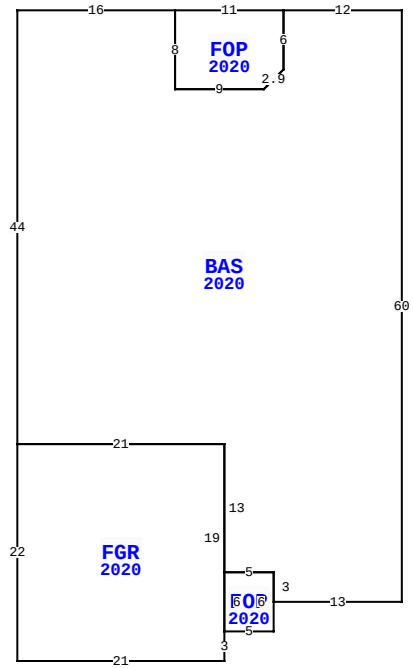
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,903	100	1,903	207,677
FGR	462	55	254	27,720
FOP	30	30	9	982
FOP	86	30	26	2,838
TOTALS	2,481		2,192	239,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	121.5249	109.68	240,419	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1903 HX Base Yr



83106 VILLAGE WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,217
TOTAL MARKET OB/XF VALUE	4,010
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	303,227
SOH/AGL Deduction	0
ASSESSED VALUE	303,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,227
TOTAL JUST VALUE	303,227
NCON VALUE	243,227
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008306	CO ISSUED	0	09/10/2020
20000222	NEW CONSTR	258,946	01/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0231	1/23/2023	WD	Q	I	02	410,000
GRANTOR: CAMPIONE CHRISTOPHER						
GRANTEE: BRANUM DENNIS A & J						
2391/1942	9/10/2020	SW	Q	I	01	277,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CAMPIONE CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W11 S8 E9 R2 U2 N6$ S6 L2 D2 W9 N8 W16 S44 FGR=[YR=2020] S22 E21 N3 FOP=[YR=2020] E5 N6 W5 S6$ N19 W21$ E21 S13 E5 S3 E13 N60$.

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	779.00	SF	5.20	5.20	100	2020	2020	3	99	4,010	

LAND DESCRIPTION

TOTAL OB/XF 4,010

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	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