

LOT 124
VILLAGE WALK PHASE 2
PBK 2243/434

CARTER JUANITA LAVONNE
83098 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0124-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,024	121.5249	109.68	221,992	2020	2020	0	0	0.50	99.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1689									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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		3 100																							
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	1,689	100	1,689	184,324																					
FGR	459	55	252	27,501																					
FOP	101	30	30	3,274																					
FSP	132	40	53	5,784																					
TOTALS			2,381		2,024	220,882																			
EXTRA FEATURES			83098 VILLAGE WALK, FERNANDINA BEACH																						
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	634.00	SF	5.20	5.20	100	2020	2020	3	99	3,264										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																									

Diagram showing building footprint and dimensions. The main structure is a rectangle with dimensions 29' x 36'. There is a smaller structure attached to the right side with dimensions 11' x 12'. The total area is 1689 sq ft. The diagram is labeled with 'BAS 2020', 'FGR 2020', and 'FSP 2020'.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/1275	7/31/2020	SW	Q	I	01	260,100

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: CARTER JUANITA LAVO
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

FSP=[YR=2020] W11 BAS=[YR=2020] W29 S36 FGR=[YR=2020] S23 E19
FOP=[YR=2020] S1 E21 N5 W20 S4 W1\$ E1 N4 E1 N13 E3 N4 W19 N2
W5\$ E5 S2 E19 S4 W3 S13 E19 N43 W11 N12\$ S12 E11 N12\$.