LOT 128
VILLAGE WALK PHASE 2
PBK 2243/434

NANTZ JACOB & CINDY M
83066 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0128-0000

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 100
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

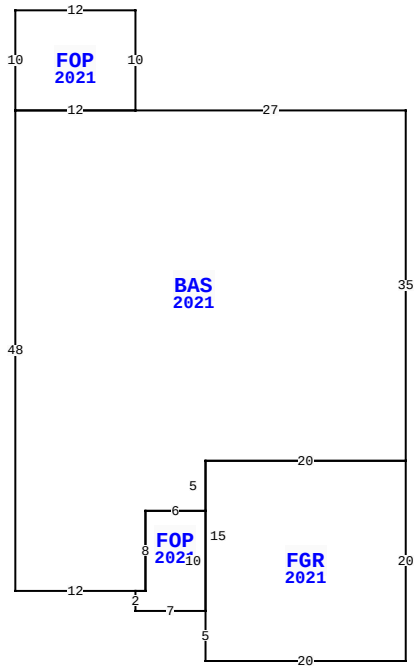
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	182,300
FGR	400	55	220	25,643
FOP	62	30	19	2,215
FOP	120	30	36	4,196
TOTALS	2,146		1,839	214,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	129.1500	116.56	214,354	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1564 HX Base Yr



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

83066 VILLAGE WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	214,354
TOTAL MARKET OB/XF VALUE	3,380
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	277,734
SOH/AGL Deduction	0
ASSESSED VALUE	277,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,734
TOTAL JUST VALUE	277,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001966	CO ISSUED	0	02/19/2021
20008051	NEW CONSTR	214,916	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1446	2/25/2021	SW	Q	I	01	262,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NANTZ JACOB & CINDY						
2359/1477	5/07/2020	WD	Q	V	05	472,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 FOP=[YR=2021] N10 W12 S10 E12$ W12 S48 E12 FOP=[YR=2021] S2 E7 FGR=[YR=2021] S5 E20 N20 W20 S15$ N10 W6 S8 W1$ E1 N8 E6 N5 E20 N35$.

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	650.00	SF	5.20	5.20	100	2021	2021	3	100	3,380	

LAND DESCRIPTION

TOTAL OB/XF 3,380

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/09/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS