

LOT 129
VILLAGE WALK PHASE 2
PBK 2243/434

NANTZ JACOB & CINDY M
85512 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0129-0000



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 Floop	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	48	30	14	1,632
FOP	120	30	36	4,196
TOTALS	2,132		1,834	213,771

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		670.00	SF	5.20				3,484	

LAND DESCRIPTION			TOTAL OB/XF 3,484													
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

REVIEW DATE 08/02/2021 BY NW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,834	129.1500	116.56	213,771	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 1564 HX Base Yr											
83058 VILLAGE WALK, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF 3,484											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	

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	000100	C	SFR	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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		213,771			
TOTAL MARKET OB/XF VALUE		3,484			
TOTAL LAND VALUE - MARKET		60,000			
TOTAL MARKET VALUE		277,255			
SOH/AGL Deduction		0			
ASSESSED VALUE		277,255			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		277,255			
TOTAL JUST VALUE		277,255			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		254,548			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009735	NEW CONSTR	214,916	10/14/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2484/0610	7/29/2021	WD Q	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: NANTZ JACOB & CINDY					
2394/0219	9/17/2020	WD Q	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2021] W27 FOP=[YR=2021] N10 W12 S10 E12\$ W12 S48 E13 FOP=[YR=2021] E6 FGR=[YR=2021] S7 E20 N20 W20 S13\$ N8 W6 S8\$ N8 E6 N5 E20 N35\$.					

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

Common: 60,000 PRINTED 08/02/2023 BY SYS