

LOT 131
VILLAGE WALK PHASE 2
PBK 2243/434

COLE DOUGLAS A & SHERRIE D JOINT REVOCABLE TRUST/C
83042 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0131-0000



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 Floo	11	CLAY TILE 100
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	2,132	100	2,132	232,750
FGR	560	55	308	33,624
FOP	55	30	16	1,747
FOP	128	30	38	4,148
TOTALS	2,875		2,494	272,270

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,116.00	SF	4.00	4.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,494	120.9600	109.17	272,270	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 2132											
HX Base Yr 2023											
83042 VILLAGE WALK, FERNANDINA BEACH											

TOTAL OB/XF											
4,464											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						272,270					
TOTAL MARKET OB/XF VALUE						4,464					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						336,734					
SOH/AGL Deduction						33,606					
ASSESSED VALUE						303,128					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						253,128					
TOTAL JUST VALUE						336,734					
NCON VALUE						276,288					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						60,000					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014713	CO ISSUED	0	09/27/2022
21017393	NEW CONSTR	357,355	12/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1604	10/07/2022	SW	Q	I	01	447,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COLE DOUGLAS A & SH						
2394/0219	9/17/2020	WD	Q	V	05	549,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5\$ N19 W28\$ E28 S14 E11 N60 W16 N8\$ S8 E16 N8\$.											