

LOT 132
VILLAGE WALK PH 3 OR 2430/199

THOMPSON THOMAS G & DEBORAH S
82982 THOMPSON LN
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0132-0000



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	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0100	01	2,036	122.5539	110.60	225,182	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1591																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 70														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										225,182									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										15,169									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										60,000									
Bedrooms		3 100														TOTAL MARKET VALUE										300,351									
Bathrooms		2 100														SOH/AGL Deduction										98,095									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										202,256									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB DX 55,000									
Units	0	0 100														BASE TAXABLE VALUE										147,256									
Occupancy	00	NONE 100	TOTAL JUST VALUE										300,351																						
			NCON VALUE										240,351																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										60,000																						
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	1,591	100	1,591	175,965																															
FGR	441	55	243	26,876																															
FOP	173	30	52	5,751																															
FOP	216	30	65	7,189																															
UOP	425	20	85	9,401																															
TOTALS			2,846		2,036	225,182																													
EXTRA FEATURES			82982 THOMPSON LN, 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	0810	CONCRETE A	0	100	0	0	641.00	SF	6.50	6.50	100	2022	2022	3	100	4,167																			
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300																			
3	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2022	2022	3	100	3,264																			
4	0911	SCRN RM A	0	100	25	17	425.00	SF	17.50	17.50	100	2022	2022	3	100	7,438																			
LAND DESCRIPTION																																			
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																		
REVIEW DATE 02/28/2023 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																			