LOT 133
VILLAGE WALK PH 3 OR 2430/199

COLLINS RACHEL LEANNE &/ROBINSON IAN J
82974 THOMPSON LANE
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0133-0000

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 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

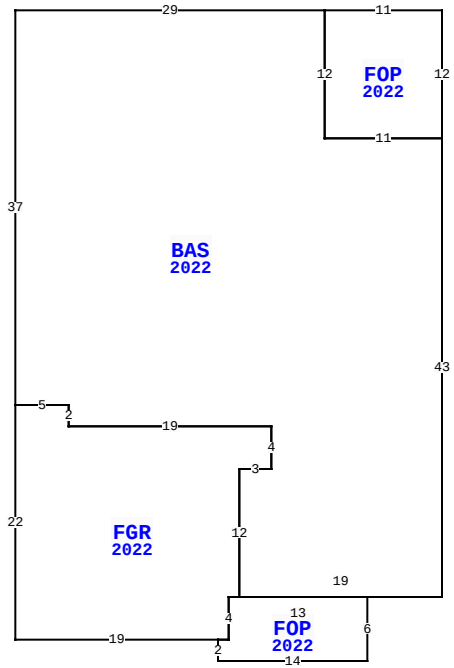
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	187,553
FGR	438	55	241	26,433
FOP	80	30	24	2,632
FOP	132	30	40	4,387
TOTALS	2,360		2,015	221,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	121.5249	109.68	221,005	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1710 HX Base Yr 2023



82974 THOMPSON LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,005
TOTAL MARKET OB/XF VALUE		3,198
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		284,203
SOH/AGL Deduction		14,835
ASSESSED VALUE		269,368
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,368
TOTAL JUST VALUE		284,203
NCON VALUE		224,203
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009748	CO ISSUED	0	06/24/2022
21015476	NEW CONSTR	249,550	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2575/1497	6/30/2022	SW	Q	I	01	350,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COLLINS RACHEL LEAN						
2511/1144	11/04/2021	WD	Q	V	05	658,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W11 BAS=[YR=2022] W29 S37 FGR=[YR=2022] S22 E19 FOP=[YR=2022] S2 E14 N6 W13 S4 W1$ E1 N4 E1 N12 E3 N4 W19 N2 W5$ E5 S2 E19 S4 W3 S12 E19 N43 W11 N12$ S12 E11 N12$.

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	100	0	0	615.00	SF	5.20	5.20	100	2022	2022	3	100	3,198	

LAND DESCRIPTION

TOTAL OB/XF 3,198

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	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 06/22/2022 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS