LOT 137
VILLAGE WALK PH 3 OR 2430/199

HARLOW SUSAN RAE
82942 THOMPSON LN
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0137-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

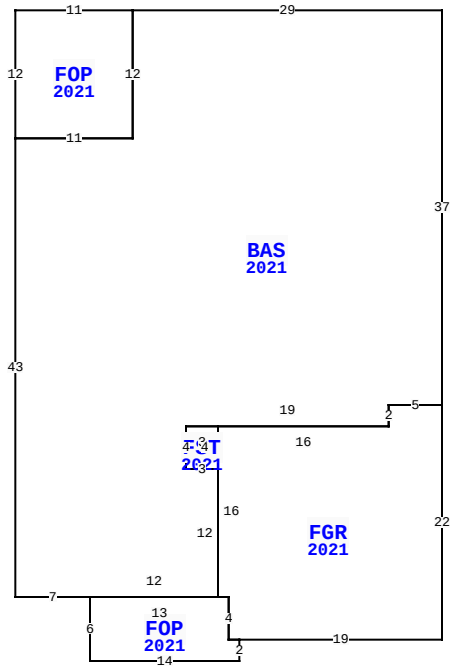
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	426	55	234	25,665
FOP	80	30	24	2,632
FOP	132	30	40	4,387
FST	12	55	7	768
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	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1710 HX Base Yr 2022



82942 THOMPSON LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,005
TOTAL MARKET OB/XF VALUE		10,676
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		291,681
SOH/AGL Deduction		18,873
ASSESSED VALUE		272,808
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,808
TOTAL JUST VALUE		291,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000130	NEW CONSTR	236,482	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1638	9/27/2021	SW	Q	I	02	320,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARLOW SUSAN RAE						
2435/0486	2/16/2021	WD	Q	V	05	707,600
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] W11 S12 E11 N12$ S12 W11 S43 E7 FOP=[YR=2021] S6 E14 N2 FGR=[YR=2021] E19 N22 W5 S2 W16 FST=[YR=2021] W3 S4 E3 N4$ S16 E1 S4 E1$ W1 N4 W13$ E12 N12 W3 N4 E19 N2 E5 N37$.

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	607.00	SF	5.20	5.20	100	2021	2021	3	100	3,156	
2	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2021	2021	3	99	7,223	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 10,676

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 12/15/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS