LOT 141
VILLAGE WALK PH 3 OR 2430/199

HARGRAVE-NYKAZA KEVIN M & KAREN A
82910 THOMPSON LN
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

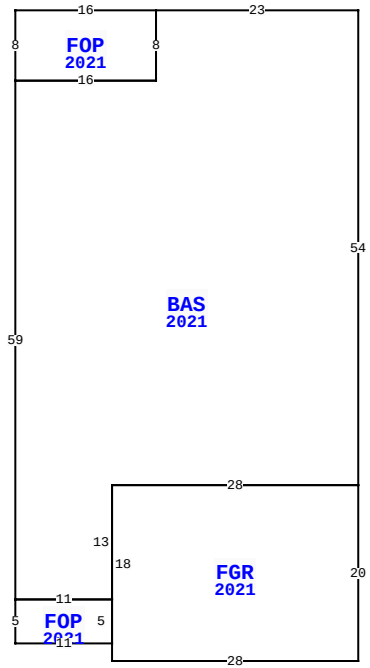
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,121	100	2,121	224,020
FGR	560	55	308	32,531
FOP	55	30	16	1,690
FOP	128	30	38	4,014
TOTALS	2,864		2,483	262,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	117.0288	105.62	262,254	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2121 HX Base Yr 2022



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

82910 THOMPSON LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,254
TOTAL MARKET OB/XF VALUE		5,143
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,397
SOH/AGL Deduction		30,263
ASSESSED VALUE		297,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,134
TOTAL JUST VALUE		327,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002237	NEW CONSTR	294,029	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1658	9/30/2021	SW	Q	I	02	352,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARGRAVE-NYKAZA KEV						
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] W23 FOP=[YR=2021] W16 S8 E16 N8$ S8 W16 S59
FOP=[YR=2021] S5 E11 FGR=[YR=2021] S2 E28 N20 W28 S18$ N5
W11$ E11 N13 E28 N54$.

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	989.00	SF	5.20	5.20	100	2021	2021	3	100	5,143	

LAND DESCRIPTION

TOTAL OB/XF 5,143

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