LOT 201
VILLAGE WALK PH 3 OR 2430/199

BAILEY MELISSA & DAVID
82833 STATION CT
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

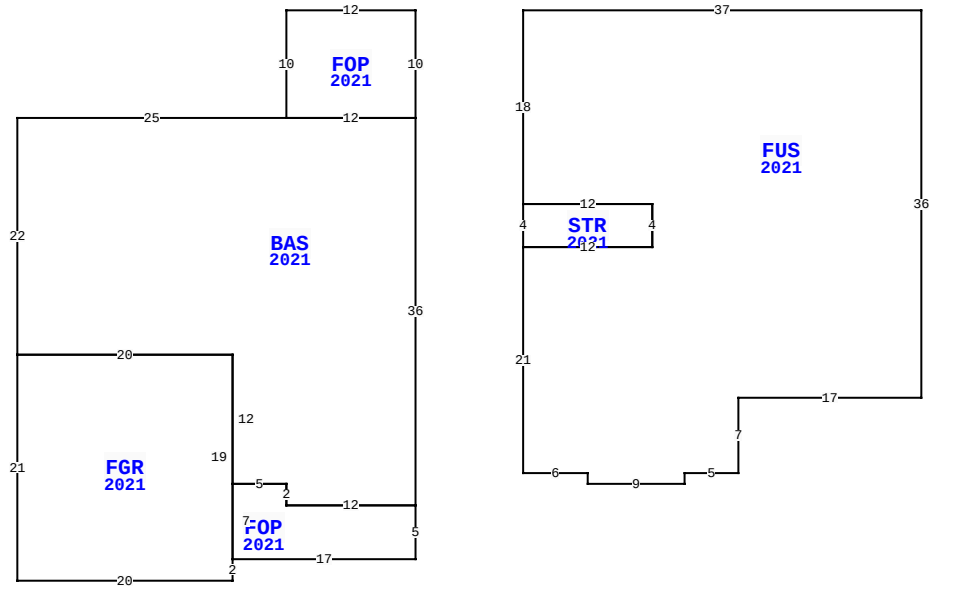
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,042	100	1,042	111,379
FGR	420	55	231	24,692
FOP	95	30	28	2,993
FOP	120	30	36	3,848
FUS	1,433	100	1,433	153,173
STR	48	10	5	534
TOTALS	3,158		2,775	296,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,775	118.4400	106.89	296,620	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2475 HX Base Yr 2023



82833 STATION CT, 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		296,620
TOTAL MARKET OB/XF VALUE		3,359
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,979
SOH/AGL Deduction		0
ASSESSED VALUE		359,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		309,979
TOTAL JUST VALUE		359,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016263	CO ISSUED	0	11/22/2021
21002112	NEW CONSTR	351,916	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0083	11/29/2021	WD	Q	I	01	406,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BAILEY MELISSA & DA						
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

FOP=[YR=2021] W12 S10 BAS=[YR=2021] W25 S22 FGR=[YR=2021] S21 E20 N2 FOP=[YR=2021] E17 N5 W12 N2 W5 S7$ N19 W20$ E20 S12 E5 S2 E12 N36 W12$ E12 N10$ PTR=E10 FUS=[YR=2021] S18 STR=[YR=2021] S4 E12 N4 W12$ E12 S4 W12 S21 E6 S1 E9 N1 E5 N7 E17 N36 W37$ W10$.

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	646.00	SF	5.20	5.20	100	2021	2021	3	100	3,359	

LAND DESCRIPTION

TOTAL OB/XF 3,359

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 12/14/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS