LOT 210
VILLAGE WALK PH 3 OR 2430/199

MONTICONE STEPHEN EDWARD & ROBYN
82979 THOMPSON LN
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1102-0210-0000

BUILDING CHARACTERISTICS

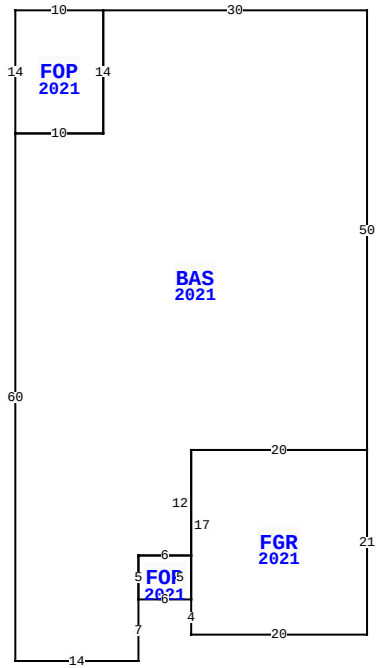
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,268	100	2,268	245,103
FGR	420	55	231	24,964
FOP	30	30	9	973
FOP	140	30	42	4,539
TOTALS	2,858		2,550	275,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,550	119.7504	108.07	275,578	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2268 HX Base Yr 2023



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

82979 THOMPSON LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,578
TOTAL MARKET OB/XF VALUE		3,453
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		339,031
SOH/AGL Deduction		0
ASSESSED VALUE		339,031
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,031
TOTAL JUST VALUE		339,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017039	CO ISSUED	0	12/09/2021
21004182	NEW CONSTR	321,162	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/0937	2/25/2022	SW	Q	I	01	404,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MONTICONE STEPHEN E						
2439/1850	3/04/2021	WD	Q	V	05	1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 FOP=[YR=2021] W10 S14 E10 N14$ S14 W10 S60 E14 N7 FOP=[YR=2021] E6 FGR=[YR=2021] S4 E20 N21 W20 S17$ N5 W6 S5$ N5 E6 N12 E20 N50$.

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	664.00	SF	5.20	5.20	100	2021	2021	3	100	3,453	

LAND DESCRIPTION

TOTAL OB/XF 3,453

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	000000	C	VAC RES	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