

LOT 36  
VILLAGE WALK PHASE 1  
PBK 2239/1289

ROUNTREE JAMES C & MARCIA D  
83708 NETHER ST  
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0036-0000



| 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                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

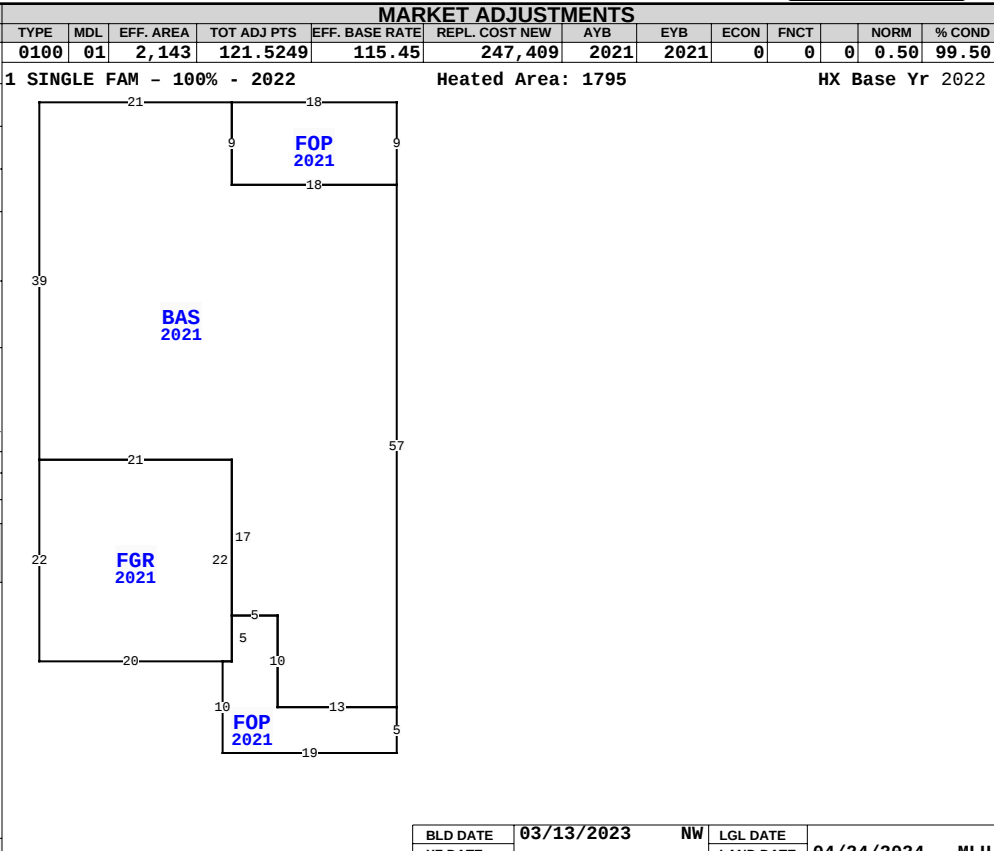
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4090.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,795            | 100         | 1,795        | 206,197              |
| FGR       | 462              | 55          | 254          | 29,177               |
| FOP       | 150              | 30          | 45           | 5,169                |
| FOP       | 162              | 30          | 49           | 5,629                |
| TOTALS    | 2,569            |             | 2,143        | 246,172              |

| L N | 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 | 623.00 | SF | 5.20  | 5.20           | 100       | 2021    | 2021        | 3 | 99     | 3,207           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 3,207    |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |

REVIEW DATE 09/27/2021 BY JH



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 03/13/2023 | NW | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 04/24/2024 |
| INC DATE |            |    | AG DATE   | MLU        |

| TOTAL OB/XF 3,207 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                 | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 246,172     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 3,207       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 75,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 324,379     |   |
| SOH/AGL Deduction         |  |              |  | 34,094      |   |
| ASSESSED VALUE            |  |              |  | 290,285     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB SX     |  | 100,000     |   |
| BASE TAXABLE VALUE        |  |              |  | 190,285     |   |
| TOTAL JUST VALUE          |  |              |  | 324,379     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 298,284     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20012244   | NEW CONSTR  | 246,411 | 12/09/2020 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2490/1596                      | 8/24/2021 | SW        | Q   | I   | 01     | 288,000    |
| GRANTOR: D R HORTON INC-JACKSO |           |           |     |     |        |            |
| GRANTEE: ROUNTREE JAMES C &    |           |           |     |     |        |            |
| 2389/1978                      | 9/04/2020 | SW        | Q   | V   | 05     | 966,200    |
| GRANTOR: FORESTAR (USA) REAL E |           |           |     |     |        |            |
| GRANTEE: D R HORTON INC-JACK   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2021] W18 BAS=[YR=2021] W21 S39 FGR=[YR=2021] S22 E20<br>FOP=[YR=2021] S10 E19 N5 W13 N10 W5 S5 W1\$ E1 N22 W21\$ E21<br>S17 E5 S10 E13 N57 W18 N9\$ S9 E18 N9\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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