

LOT 46
VILLAGE WALK PHASE 1
PBK 2239/1289

RUBANOV PAVEL & OLGA
4416 BARNSLEY DR
PLAN0, TX 75093

2024

40-2N-27-1101-0046-0000



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		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	2,013	100	2,013	226,170
FGR	447	55	246	27,640
FOP	84	30	25	2,809
FOP	216	30	65	7,303
TOTALS	2,760		2,349	263,922

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	618.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,349	119.4669	113.49	266,588	2020	2020	0	0
1 SINGLE FAM - 0% - 0									
Heated Area: 2013									
HX Base Yr									
83618 WATKINS WALK, FERNANDINA BEACH									
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU									
XF DATE									
INC DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			263,922
TOTAL MARKET OB/XF VALUE			3,181
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			342,103
SOH/AGL Deduction			4,008
ASSESSED VALUE			338,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			338,095
TOTAL JUST VALUE			342,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910914	NEW CONSTR	268,130	10/16/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2370/1134	6/22/2020	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: RUBANOV PAVEL & OLG					
2309/1167	10/03/2019	SW	Q	V	05
GRANTOR: FORESTAR (USA) REAL E					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13									
FOP=[YR=2020] E6 FGR=[YR=2020] E21 N21 W6 N2 W7 S3 W8 S20\$									
N14 W6 S14\$ N14 E6 N6 E8 N3 E7 S2 E6 N48\$.									