LOT 48
VILLAGE WALK PHASE 1
PBK 2239/1289

RUBANOV PAVEL/RUBANOV OLGA
83602 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0048-0000

BUILDING CHARACTERISTICS

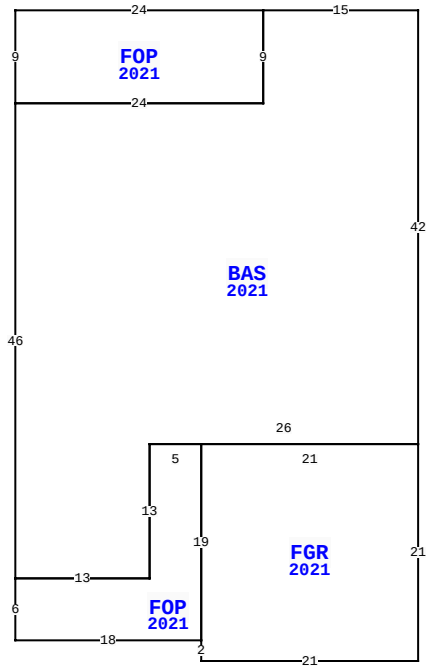
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,591	100	1,591	184,314
FGR	441	55	243	28,151
FOP	173	30	52	6,024
FOP	216	30	65	7,530
TOTALS	2,421		1,951	226,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	122.5539	116.43	227,155	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1591 HX Base Yr



83602 WATKINS WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,019
TOTAL MARKET OB/XF VALUE	3,099
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	304,118
SOH/AGL Deduction	0
ASSESSED VALUE	304,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,118
TOTAL JUST VALUE	304,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000509	CO ISSUED	0	01/29/2021
19000084	NEW CONSTR	227,022	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2427/0441	1/21/2021	SW	Q	I	01	267,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RUBANOV PAVEL & OLG						
2372/0393	6/30/2020	SW	Q	V	05	656,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W24 S9 E24 N9$ S9 W24 S46 FOP=[YR=2021] S6 E18 FGR=[YR=2021] S2 E21 N21 W21 S19$ N19 W5 S13 W13$ E13 N13 E26 N42$.

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	0	0	0	602.00	SF	5.20	5.20	100	2021	2021	3	99	3,099	

LAND DESCRIPTION

TOTAL OB/XF 3,099

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/08/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS