

LOT 52
VILLAGE WALK PHASE 1
PBK 2239/1289

GOYETTE PAUL C & PAMELA F
83562 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0052-0000



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	225,028
FGR	447	55	246	27,500
FOP	164	30	49	5,478
FSP	216	40	86	9,614
TOTALS	2,840		2,394	267,620

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	572.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	
3	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,394	119.4669	113.49	271,695	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2013 HX Base Yr 2020											
83562 WATKINS WALK, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU											
XF DATE INC DATE AG DATE											

TOTAL OB/XF											
5,909											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		267,620	
TOTAL MARKET OB/XF VALUE		5,909	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		348,529	
SOH/AGL Deduction		83,077	
ASSESSED VALUE		265,452	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		215,452	
TOTAL JUST VALUE		348,529	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009006	CO ISSUED	0	08/21/2019
19002138	NEW CONSTR	269,465	03/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1702	8/27/2019	SW	Q	I	01	302,200
GRANTOR: D R HORTON INC						
GRANTEE: GOYETTE PAUL C & PA						
2255/0346	2/12/2019	WD	Q	V	05	260,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FSP=[YR=2019] W24 S9 E24 N9\$ S9 W24 S60 FOP=[YR=2019] S4 E20 N4 FGR=[YR=2019] E20 N21 W6 N2 W7 S3 W8 S20 E1\$ W1 N14 W6 S14 W13\$ E13 N14 E6 N6 E8 N3 E7 S2 E6 N48\$.											