

LOT 53
VILLAGE WALK PHASE 1
PBK 2239/1289

BELCHER LINDA
83554 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0053-0000



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
BAS	1,982	100
FGR	424	55
FOP	92	30
FOP	207	30
TOTALS	2,705	2,305

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,305	120.4959	114.47	263,853	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1982 HX Base Yr 2022											
BLD DATE	03/13/2023					NW	LGL DATE	04/24/2024			
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,534	
TOTAL MARKET OB/XF VALUE		3,120	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		340,654	
SOH/AGL Deduction		143,691	
ASSESSED VALUE		196,963	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		146,963	
TOTAL JUST VALUE		340,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002313	CO ISSUED	0	02/26/2021
20008230	NEW CONSTR	273,536	09/08/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2439/1244	2/26/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BELCHER LINDA					
2372/0393	6/30/2020	SW	Q	V	05
GRANTOR: FORESTAR USA REAL EST					
GRANTEE: D R HORTON INC-JACK					

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	606.00	SF	5.20	5.20	100	2021	2021	3	99

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 FOP=[YR=2021] W23 S9 E23 N9\$ S9 W23 S60 E3 S1 E6 N1 E3 FOP=[YR=2021] S1 E8 N1 FGR=[YR=2021] E19 N21 W6 N2 W6 S3 W8 S20 E1\$ W1 N14 W6 S14 W1\$ E1 N14 E6 N6 E8 N3 E6 S2 E6 N48\$.									

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