LOT 54
VILLAGE WALK PHASE 1
PBK 2239/1289

COURTER JANET K/COURTER VICKI L
83538 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0054-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

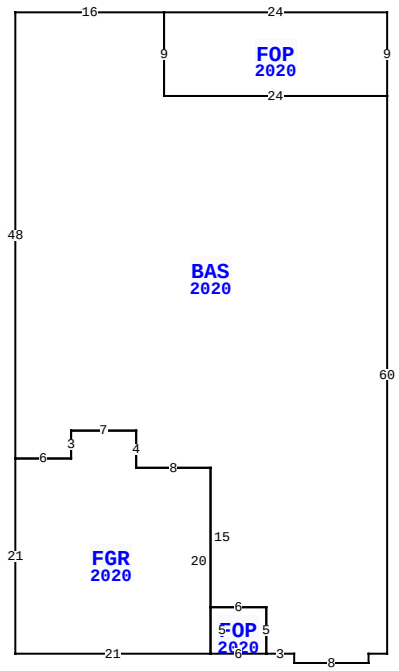
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2,068	248,176
FGR	454	55	250	30,002
FOP	30	30	9	1,080
FOP	216	30	65	7,800
TOTALS	2,768		2,392	287,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	127.5960	121.22	289,958	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2068 HX Base Yr 2021



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

83538 WATKINS WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,058
TOTAL MARKET OB/XF VALUE		3,181
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,239
SOH/AGL Deduction		142,907
ASSESSED VALUE		222,332
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,332
TOTAL JUST VALUE		365,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910397	NEW CONSTR	276,515	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/1658	6/23/2020	SW	Q	I	02	311,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COURTER JANET K & V						
2323/0847	12/06/2019	SW	Q	V	05	410,500
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E21 FOP=[YR=2020] E6 N5 W6 S5$ N20 W8 N4 W7 S3 W6$ E6 N3 E7 S4 E8 S15 E6 S5 E3 S1 E8 N1 E2 N60 W24 N9$ S9 E24 N9$.

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	100	0	0	618.00	SF	5.20	5.20	100	2020	2020	3	99	3,181	

LAND DESCRIPTION

TOTAL OB/XF 3,181

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/19/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS