

LOT 55
VILLAGE WALK PHASE 1
PBK 2239/1289

LUCAS CARLAIN D/LUCAS-CANIFF JOINT REV TRUST
83500 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0055-0000



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	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

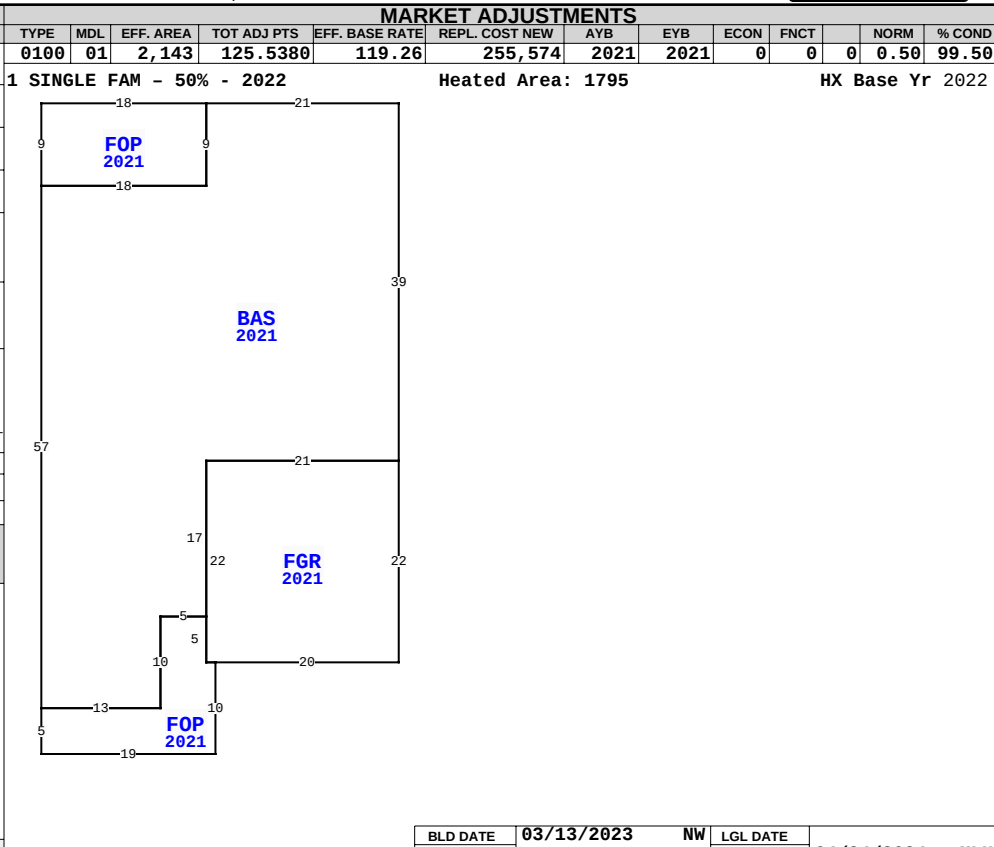
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	213,002
FGR	462	55	254	30,141
FOP	150	30	45	5,340
FOP	162	30	49	5,815
TOTALS	2,569		2,143	254,296

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	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	50	0	0		4.00	100	2021	2021	3	99	5,892	

LAND DESCRIPTION			TOTAL OB/XF 5,892													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 09/27/2021 BY JH



83500 WATKINS WALK, FERNANDINA BEACH	BLD DATE 03/13/2023	NW	LGL DATE	04/24/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254,296	
TOTAL MARKET OB/XF VALUE		5,892	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		335,188	
SOH/AGL Deduction		42,836	
ASSESSED VALUE		292,352	
TOTAL EXEMPTION VALUE		HA HAB	50,000
BASE TAXABLE VALUE		242,352	
TOTAL JUST VALUE		335,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009926	NEW CONSTR	249,188	10/19/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2564/0343	5/06/2022	WD U	I	I	11
GRANTOR: CANIFF NANCY A					SALE PRICE 100
GRANTEE: LUCAS-CANIFF JOINT					
2492/1293	7/29/2021	SW Q	I	I	01
GRANTOR: D R HORTON INC-JACKSO					306,100
GRANTEE: LUCAS CARLAIN D & N					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2021] W21 FOP=[YR=2021] W18 S9 E18 N9\$ S9 W18 S57 FOP=[YR=2021] S5 E19 N10 FGR=[YR=2021] E20 N22 W21 S22 E1\$ W1 N5 W5 S10 W13\$ E13 N10 E5 N17 E21 N39\$.															

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