

LOT 56
VILLAGE WALK PHASE 1
PBK 2239/1289

SALGADO-BRADSHAW VANESSA REV TRUST/SALGADO-BRADSHA
83503 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0056-0000



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 Floop	11	CLAY TILE 100
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	1,976	100	1,976	232,552
FGR	424	55	233	27,421
FOP	164	30	49	5,767
FSP	207	40	83	9,768
TOTALS	2,771		2,341	275,509

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0			1,657.00	SF	4.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,341	124.5090	118.28	276,893	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1976 HX Base Yr 2022											
83503 WATKINS WALK, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU											
XF DATE INC DATE											
AG DATE											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0			4.00	100	2021

TOTAL OB/XF											
6,562											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0			4.00	100	2021

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	275,509		
TOTAL MARKET OB/XF VALUE	6,562		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	357,071		
SOH/AGL Deduction	39,354		
ASSESSED VALUE	317,717		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	267,717		
TOTAL JUST VALUE	357,071		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	329,686		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009732	NEW CONSTR	273,536	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0678	8/25/2021	SW	Q	I	01	316,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SALGADO-BRADSHAW VA						
2389/1978	9/04/2020	SW	Q	V	05	966,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2021] W16 FSP=[YR=2021] W23 S9 E23 N9\$ S9 W23 S60											
FOP=[YR=2021] S4 E20 N4 FGR=[YR=2021] E19 N21 W6 N2 W6 S3 W8											
S20 E1\$ W1 N14 W6 S14 W13\$ E13 N14 E6 N6 E8 N3 E6 S2 E6 N48\$.											