

LOT 59
VILLAGE WALK PHASE 1
PBK 2239/1289

SUDD DANIEL T & KAREN
83527 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0059-0000



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

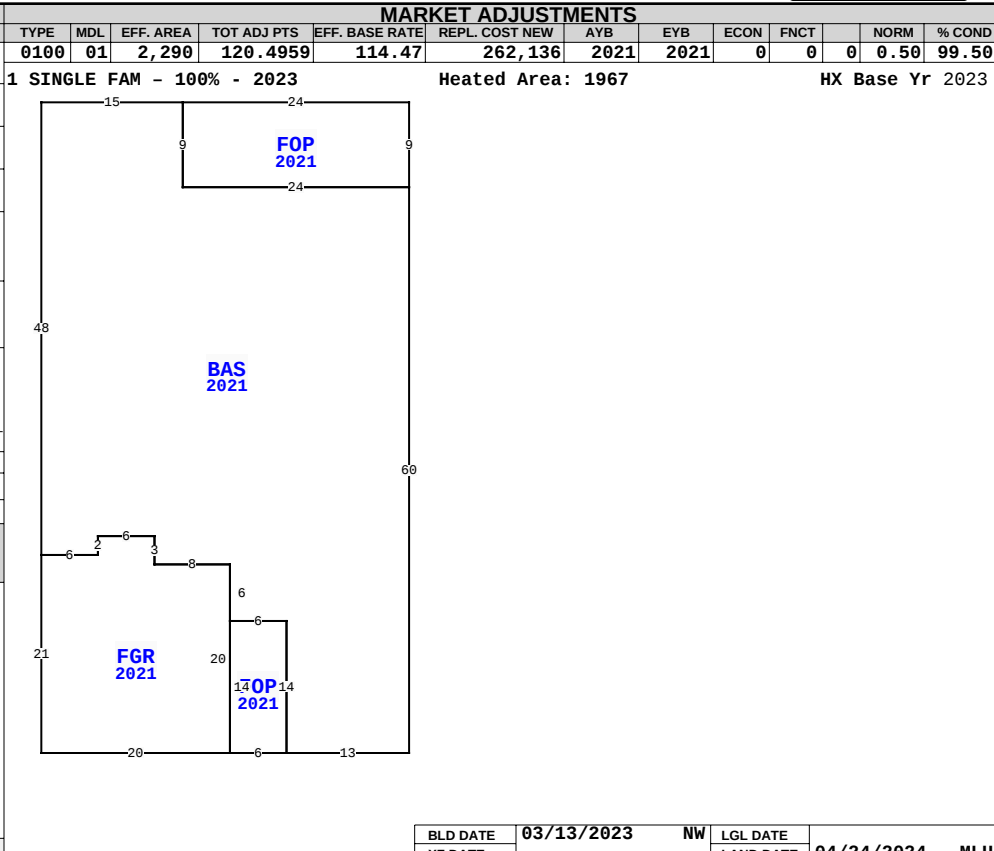
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1,967	224,036
FGR	424	55	233	26,539
FOP	84	30	25	2,848
FOP	216	30	65	7,404
TOTALS	2,691		2,290	260,825

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	0811	CONCRETE B	0 100	0 0	855.00	SF	5.20	5.20	100	2021	2021	3	99	4,402	

LAND DESCRIPTION			TOTAL OB/XF 4,402													
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 06/22/2021 BY NW



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

TOTAL OB/XF 4,402																
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		260,825			
TOTAL MARKET OB/XF VALUE		4,402			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		340,227			
SOH/AGL Deduction		17,338			
ASSESSED VALUE		322,889			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		272,889			
TOTAL JUST VALUE		340,227			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		313,484			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008189	NEW CONSTR	273,536	09/04/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2609/1198	12/16/2022	WD Q	Q	I	01
GRANTOR: SMITH ANTHONY C & JUA					
GRANTEE: SUDD DANIEL T & KAR					
2464/1642	5/25/2021	SW Q	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: SMITH ANTHONY C & J					

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=2021] W24 BAS=[YR=2021] W15 S48 FGR=[YR=2021] S21 E20 FOP=[YR=2021] E6 N14 W6 S14\$ N20 W8 N3 W6 S2 W6\$ E6 N2 E6 S3 E8 S6 E6 S14 E13 N60 W24 N9\$ S9 E24 N9\$.																

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