

LOT 60
VILLAGE WALK PHASE 1
PBK 2239/1289

LOUCKS WANDA SUE
83535 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0060-0000



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		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	2,030	100	2,030	237,130
FGR	424	55	233	27,217
FOP	44	30	13	1,518
FSP	207	40	83	9,695
TOTALS	2,705		2,359	275,562

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
1	0811	CONCRETE B	0	0	0	0	520.00	SF	5.20	5.20	100	2021	2021	3

LAND DESCRIPTION														
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 06/22/2021 BY NW

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,359	123.5829	117.40	276,947	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 2024 Heated Area: 2030 HX Base Yr														
83535 WATKINS WALK, FERNANDINA BEACH														
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU														
XF DATE INC DATE														
AG DATE														

TOTAL OB/XF 2,677														
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1	0811	CONCRETE B	0	0	0	0	520.00	SF	5.20	5.20	100	2021	2021	3

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,562	
TOTAL MARKET OB/XF VALUE		2,677	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		353,239	
SOH/AGL Deduction		0	
ASSESSED VALUE		353,239	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		353,239	
TOTAL JUST VALUE		353,239	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		325,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003210	CO ISSUED	0	03/17/2021
20008214	NEW CONSTR	276,418	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/825	5/21/2024	WD	Q	I	01	432,500
GRANTOR: DIETHELM MICHAEL J						
GRANTEE: LOUCKS WANDA SUE						
2624/1295	3/06/2023	WD	Q	I	01	405,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: DIETHELM MICHAEL J						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FSP=[YR=2021] W23 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E19 FOP=[YR=2021] S1 E8 N1 W1 N6 W6 S6 W1\$ E1 N20 W8 N3 W6 S2 W6\$ E6 N2 E6 S3 E8 S14 E6 S6 E4 S1 E6 N1 E3 N60 W23 N9\$ S9 E23 N9\$.														