

LOT 63
VILLAGE WALK PHASE 1
PBK 2239/1289

GRAHAM HUGH M JR & SHIRLEY L/E/
83559 WATKINS WALK
FERNANDINA BEACH, FL 32034

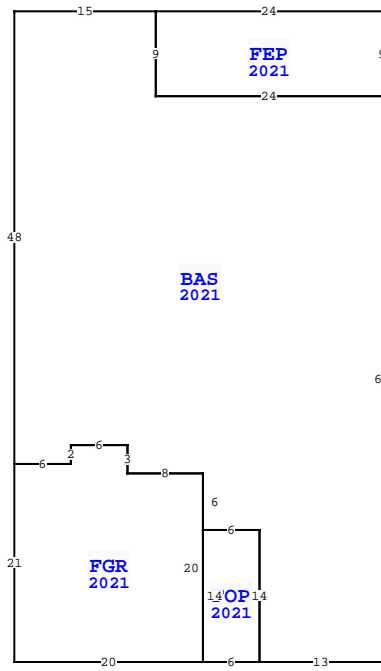
2024

40-2N-27-1101-0063-0000



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	70	
Interior Floor	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
FEP	216	80	173	19,704
FGR	424	55	233	26,539
FOP	84	30	25	2,848
TOTALS	2,691		2,398	273,127

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022											
Heated Area: 1967					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,127	
TOTAL MARKET OB/XF VALUE		3,284	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		351,411	
SOH/AGL Deduction		138,194	
ASSESSED VALUE		213,217	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		163,217	
TOTAL JUST VALUE		351,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007085	ADDITION	18,148	09/10/2021
20008218	NEW CONSTR	273,536	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0430	9/12/2022	WD	U	I	11	100
GRANTOR: GRAHAM HUGH MERRITT J						
GRANTEE: GRAHAM LYNDA RENEE						
2458/0562	4/30/2021	SW	Q	I	02	309,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRAHAM HUGH MERRITT						

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2021	2021	3	99	3,284	

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

BUILDING NOTES	
83559 WATKINS WALK, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FEP=[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\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	75,000							