

LOT 64
VILLAGE WALK PHASE 1
PBK 2239/1289

MAHON DEBORAH K/CROCKER DONNA B
83583 WATKINS WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0064-0000



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	0	0 100
Units	0	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	2,013	100	2,013	235,144
FGR	447	55	246	28,736
FOP	164	30	49	5,724
FSP	216	40	86	10,046
TOTALS	2,840		2,394	279,651

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
1	0811	CONCRETE B	0 100	0	0	890.00	SF	5.20	5.20	100	2021	2021	3	99

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 08/04/2021 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	2,394	123.5829	117.40	281,056	2021	2021	0	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022				Heated Area: 2013				HX Base Yr 2022				
83583 WATKINS WALK, FERNANDINA BEACH												
BLD DATE		03/13/2023			NW		LGL DATE		04/24/2024 MLU			
XF DATE												
AG DATE												

TOTAL OB/XF 4,582														
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
1	0811	CONCRETE B	0 100	0	0	890.00	SF	5.20	5.20	100	2021	2021	3	99

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1	0811	CONCRETE B	0 100	0	0	890.00	SF	5.20	5.20	100	2021	2021	3	99

REVIEW DATE 08/04/2021 BY NW

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
STANDARD														
VALUATION BY														
Tax Group: 4 Tax Dist:														
BUILDING MARKET VALUE 279,651														
TOTAL MARKET OB/XF VALUE 4,582														
TOTAL LAND VALUE - MARKET 75,000														
TOTAL MARKET VALUE 359,233														
SOH/AGL Deduction 37,634														
ASSESSED VALUE 321,599														
TOTAL EXEMPTION VALUE 50,000														
BASE TAXABLE VALUE 271,599														
TOTAL JUST VALUE 359,233														
NCON VALUE 0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 331,631														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009545	NEW CONSTR	278,085	10/09/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/1192	7/16/2021	SW	Q	I	02	313,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: MAHON DEBORAH K & D							
2389/1978	9/04/2020	SW	Q	V	05	966,200	
GRANTOR: FORESTAR (USA) REAL E							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES														
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BUILDING DIMENSIONS														
FSP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E20 FOP=[YR=2021] S4 E20 N4 W13 N14 W6 S14 W1\$ E1 N20 W8 N3 W7 S2 W6\$ E6 N2 E7 S3 E8 S6 E6 S14 E13 N60 W24 N9\$ S9 E24 N9\$.														