LOT 67
VILLAGE WALK PHASE 1
PBK 2239/1289

MODICA RAYMOND L/E/
83448 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0067-0000

BUILDING CHARACTERISTICS

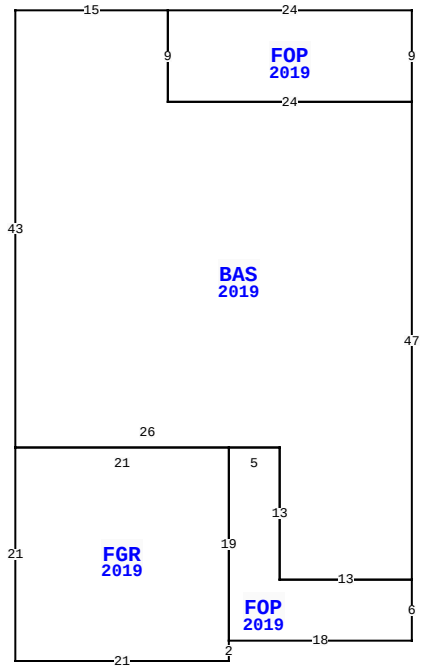
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,630	100	1,630	173,271
FGR	441	55	243	25,832
FOP	173	30	52	5,528
FOP	216	30	65	6,910
TOTALS	2,460		1,990	211,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	113.6016	107.92	214,761	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1630 HX Base Yr 2021



83448 BARKESTONE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,540
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		289,420
SOH/AGL Deduction		56,720
ASSESSED VALUE		232,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,700
TOTAL JUST VALUE		289,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000112	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/0275	12/07/2021	LE	U	I	14	100
GRANTOR: MODICA RAYMOND						
GRANTEE: MODICA RAYMOND L/E						
2380/0996	7/29/2020	SW	Q	I	02	255,000
GRANTOR: D R HORTON INC						
GRANTEE: MODICA RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W15 S43 FGR=[YR=2019] S21 E21 N2 FOP=[YR=2019] E18 N6 W13 N13 W5 S19$ N19 W21$ E26 S13 E13 N47 W24 N9$ S9 E24 N9$.

EXTRA FEATURES

LN	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	524.00	SF	5.20	5.20	100	2019	2019	3	98	2,670	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	98	210	

LAND DESCRIPTION

TOTAL OB/XF 2,880

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS