LOT 68
VILLAGE WALK PHASE 1
PBK 2239/1289

ROSOWICZ RAYMOND GERARD
83440 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0068-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

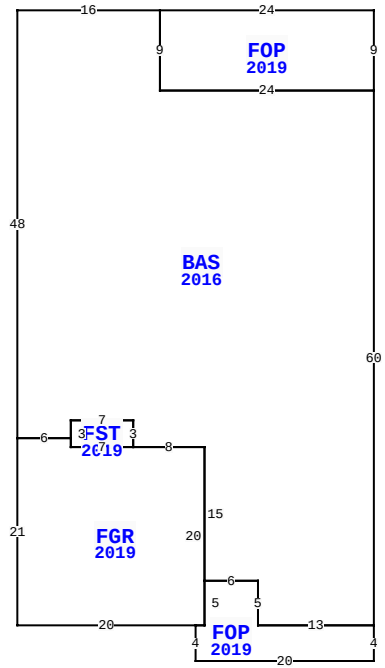
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2,067	223,715
FGR	426	55	234	25,326
FOP	110	30	33	3,572
FOP	216	30	65	7,035
FST	21	55	12	1,299
TOTALS	2,840		2,411	260,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,411	115.6596	109.88	264,921	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2067 HX Base Yr



83440 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	260,947
TOTAL MARKET OB/XF VALUE	3,168
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	339,115
SOH/AGL Deduction	0
ASSESSED VALUE	339,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,115
TOTAL JUST VALUE	339,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002344	NEW CONSTR	274,307	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/215	2/29/2024	WD	Q	I	01	417,000
GRANTOR: FORRESTER ROBERT B &						
GRANTEE: ROSOWICZ RAYMOND GE						
2593/0041	9/22/2022	WD	Q	I	01	417,900
GRANTOR: MCLEAN GREGORY G						
GRANTEE: FORRESTER ROBERT BR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2016] W16 S48 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S4 E20 N4 W13 N5 W6 S5 W1$ E1 N20 W8 FST=[YR=2019] N3 W7 S3 E7$ W7 N1 W6$ E6 N2 E7 S3 E8 S15 E6 S5 E13 N60 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	0	0	0	588.00	SF	5.20	5.20	100	2019	2019	3	98	2,996	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	

LAND DESCRIPTION

TOTAL OB/XF 3,168

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	0		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