

LOT 69
VILLAGE WALK PHASE 1
PBK 2239/1289

ZELLERS STEVEN S
83432 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0069-0000



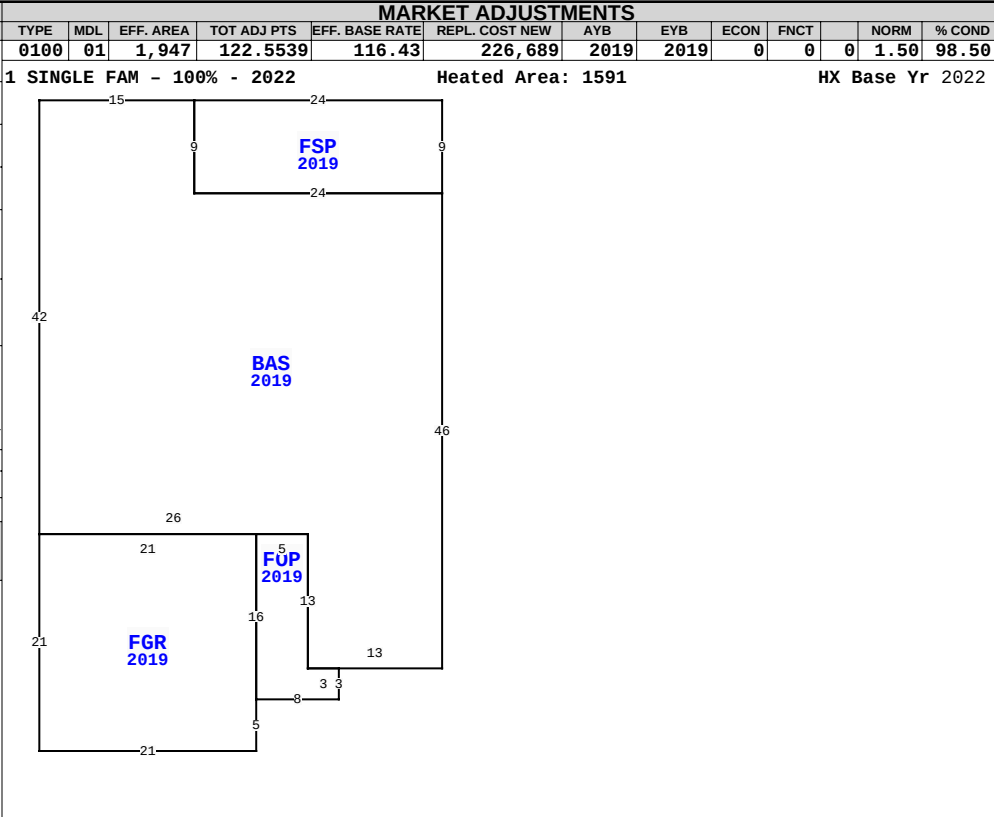
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,591	100	1,591	182,461
FGR	441	55	243	27,868
FOP	89	30	27	3,097
FSP	216	40	86	9,863

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	524.00	SF	5.20	5.20	100	2019	2019	3	98	2,670	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2019	2019	3	98	268	

LAND DESCRIPTION			TOTAL OB/XF 2,938														
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
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



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

EXTRA FEATURES																	
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	14	3	42.00	SF	6.50	6.50	100	2019	2019	3	98	268	

TOTAL OB/XF 2,938																	
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				223,289	
TOTAL MARKET OB/XF VALUE				2,938	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				301,227	
SOH/AGL Deduction				30,975	
ASSESSED VALUE				270,252	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				220,252	
TOTAL JUST VALUE				301,227	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				276,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002146	NEW CONSTR	221,884	03/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0577	4/05/2021	WD	Q	I	01	294,000
GRANTOR: YATES WILLIAM R & RHO						
GRANTEE: ZELLERS STEVEN S						
2447/1163	3/24/2021	FJ	U	I	11	100
GRANTOR: CRADDOCK SANDRA EILEE						
GRANTEE: YATES RHONDA SUE						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
FSP=[YR=2019] W24 BAS=[YR=2019] W15 S42 FGR=[YR=2019] S21 E21 N5 FOP=[YR=2019] E8 N3 W3 N13 W5 S16\$ N16 W21\$ E26 S13 E13 N46 W24 N9\$ S9 E24 N9\$.																	