

LOT 71
VILLAGE WALK PHASE 1
PBK 2239/1289

REECE PATRICIA REED
83416 BARKSTONE LANE
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0071-0000



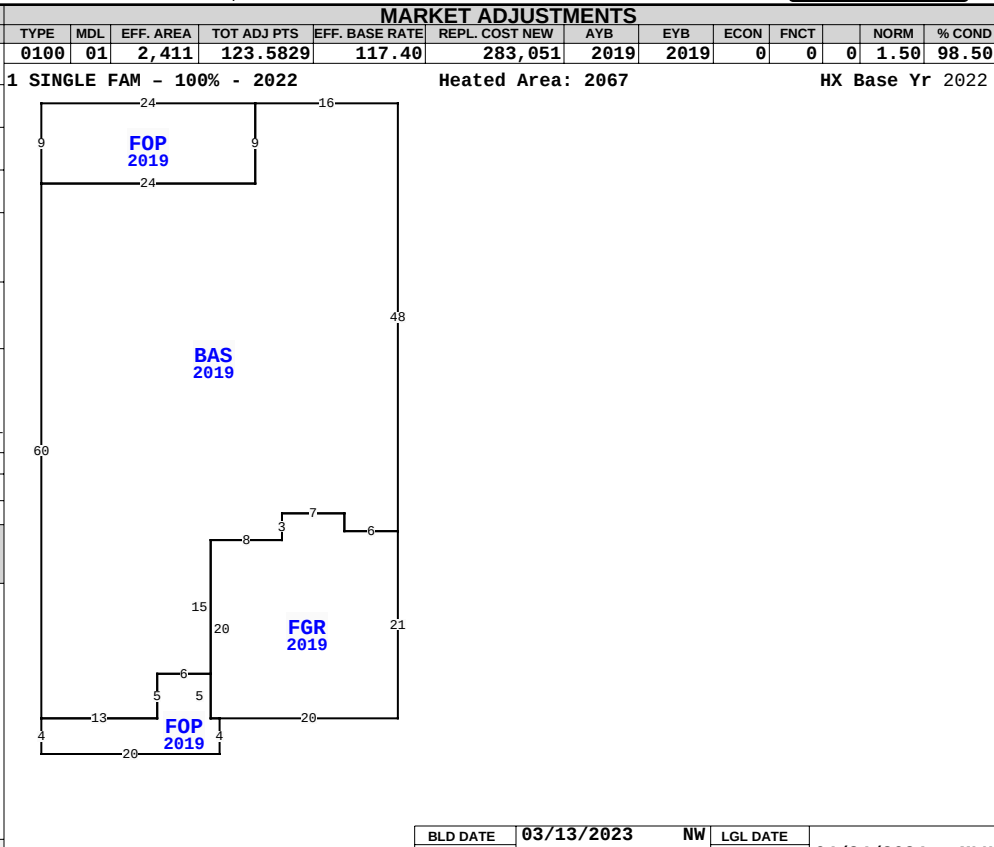
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	239,026
FGR	447	55	246	28,447
FOP	110	30	33	3,816
FOP	216	30	65	7,517
TOTALS	2,840		2,411	278,805

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	816.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



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

TOTAL OB/XF											
7,997											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,805	
TOTAL MARKET OB/XF VALUE		7,997	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		361,802	
SOH/AGL Deduction		150,883	
ASSESSED VALUE		210,919	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		160,919	
TOTAL JUST VALUE		361,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008619	CO ISSUED	0	08/13/2019
19000009	NEW CONSTR	0	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1679	7/22/2024	WD	Q	I	01	479,000
GRANTOR: CRANE CHARLES JOSEPH						
GRANTEE: REECE PATRICIA REED						
2437/0812	2/24/2021	SW	Q	I	01	319,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CRANE CHARLES JOSEP						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FOP=[YR=2019] W24 S9 E24 N9 \$ S9 W24 S60 FOP=[YR=2019] S4 E20 N4 FGR=[YR=2019] E20 N21 W6 N2 W7 S3 W8 S20 E1 \$ W1 N5 W6 S5 W13 \$ E13 N5 E6 N15 E8 N3 E7 S2 E6 N48 \$.											