

TRACT 12
OPEN SPACE
VILLAGE WALK PHASE 1

VILLAGE WALK NASSAU OWNERS ASSOCIATION INC
463155 SR 200, SUITE 16
YULEE, FL 32097

2024

40-2N-27-1101-TR12-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
															VALUATION BY										STANDARD									
															Tax Group: 4										Tax Dist:									
															BUILDING MARKET VALUE										0									
															TOTAL MARKET OB/XF VALUE										0									
															TOTAL LAND VALUE - MARKET										100									
															TOTAL MARKET VALUE										100									
															SOH/AGL Deduction										0									
															ASSESSED VALUE										100									
															TOTAL EXEMPTION VALUE										0									
															BASE TAXABLE VALUE										100									
DOR CODE					0005					COMMON S/D LANDS																								
MAP NUM										MKT AREA					04																			
NEIGHBORHOOD/LOC					4090.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					SPRUCE RUN DR, FERNANDINA BEACH																													
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																			
LAND DESCRIPTION																	TOTAL OB/XF 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																	
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																																		