

LOT 83
VILLAGE WALK PHASE 2
PBK 2243/434

HUDSON SUSAN C
83207 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0083-0000



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		4 100
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	2,033	100	2,033	237,481
FGR	448	55	246	28,736
FOP	36	30	11	1,285
FOP	216	30	65	7,593
FST	18	55	10	1,168
TOTALS	2,751		2,365	276,263

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	753.00	SF	5.20	5.20	100	2021	2021	3	99

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 09/27/2021 BY JH

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,365	123.5829	117.40	277,651	2021	2021	0	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2022 Heated Area: 2033 HX Base Yr 2022														
83207 YULEECOTE CT, FERNANDINA BEACH														
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU														
XF DATE AG DATE														
INC DATE														

TOTAL OB/XF 3,876														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF 3,876														
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,263	
TOTAL MARKET OB/XF VALUE		3,876	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		355,139	
SOH/AGL Deduction		46,309	
ASSESSED VALUE		308,830	
TOTAL EXEMPTION VALUE		60,000	
BASE TAXABLE VALUE		248,830	
TOTAL JUST VALUE		355,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013232	NEW CONSTR	281,560	01/06/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2501/0351	9/28/2021	SW	Q	I	01	383,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: HUDSON DUNCAN L & S							
2394/0219	9/17/2020	WD	Q	V	05	549,200	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS=[YR=2021] W16 FOP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S60 E13
N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7
FST=[YR=2021] N2 W6 S3 E6 N1\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9
E8 N3 E6 S2 E7 N48\$.