LOT 84
VILLAGE WALK PHASE 2
PBK 2243/434

CANNON PAUL E III
83215 YULEECOTE CT
FERNANDINA BEACH, FL 32097

2024

40-2N-27-1102-0084-0000

BUILDING CHARACTERISTICS

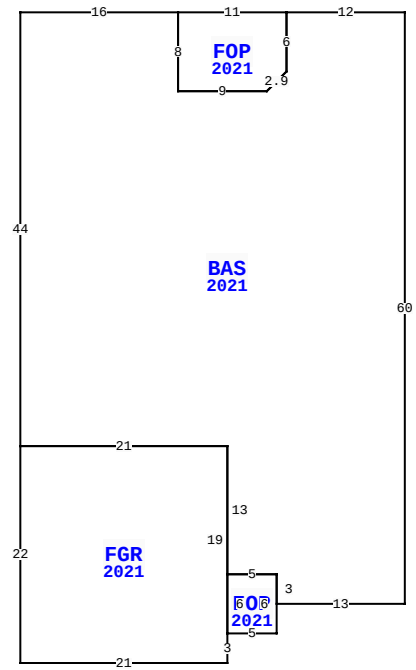
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,903	100	1,903	202,489
FGR	462	55	254	27,027
FOP	30	30	9	957
FOP	86	30	26	2,766
TOTALS	2,481		2,192	233,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	112.5726	106.94	234,412	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1903 HX Base Yr 2022



83215 YULEECOTE CT, 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		233,240
TOTAL MARKET OB/XF VALUE		3,341
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,581
SOH/AGL Deduction		33,036
ASSESSED VALUE		278,545
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,545
TOTAL JUST VALUE		311,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003887	CO ISSUED	0	03/31/2021
20008520	NEW CONSTR	259,090	09/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1648	3/31/2021	SW	Q	I	01	279,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CANNON PAUL E III						
2359/1477	5/07/2020	WD	Q	V	05	472,300
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] W11 S8 E9 U2 R2 N6$ S6 D2 L2 W9 N8 W16 S44 FGR=[YR=2021] S22 E21 N3 FOP=[YR=2021] E5 N6 W5 S6$ N19 W21$ E21 S13 E5 S3 E13 N60$.

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	100	0	0	649.00	SF	5.20	5.20	100	2021	2021	3	99	3,341	

LAND DESCRIPTION

TOTAL OB/XF 3,341

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/11/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS