

LOT 85
VILLAGE WALK PHASE 2
PBK 2243/434

BAQUERA JESUS & YOLANDA
83223 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0085-0000



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	PAGE 1 of 1																				
Exterior Wall	31	HARDIE BRD 100	0100	01	2,365	123.5829	117.40	277,651	2019	2019	0	0	0	1.50	98.50	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 2033																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 70														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										273,486									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										3,593									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms	4	100														TOTAL MARKET VALUE										352,079									
Bathrooms	3	100														SOH/AGL Deduction										64,958									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										287,121									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB SX 100,000									
Units	0	100														BASE TAXABLE VALUE										187,121									
Occupancy	00	NONE 100	TOTAL JUST VALUE										352,079																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										324,760																						
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	235,094																															
FGR	448	55	246	28,447																															
FOP	36	30	11	1,272																															
FOP	216	30	65	7,517																															
FST	18	55	10	1,156																															
TOTALS			2,751	2,365	273,486																														
EXTRA FEATURES			83223 YULEECOTE CT, 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																		
1	0810	CONCRETE A	0	100	0	0	519.00	SF	6.50	6.50	100	2019	2019	3	98	3,306																			
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	98	287																			
TOTAL OB/XF 3,593																																			
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	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																		
REVIEW DATE 12/05/2019 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																			