

LOT 86
VILLAGE WALK PHASE 2
PBK 2243/434

TBR SFR JACKSONVILLE OWNER 1LP
9200 E HAMPTON DR
CAPITOL HEIGHTS, MD 20743

2024

40-2N-27-1102-0086-0000



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/LAMMT 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	1,706	100	1,706	181,350
FGR	442	55	243	25,832
FOP	80	30	24	2,551
FOP	132	30	40	4,252

TOTALS	2,360		2,013	213,984
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	598.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,013	113.6016	107.92	217,243	2019	2019	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 1706									
HX Base Yr									

Diagram showing property boundaries and area calculations. The main lot is labeled BAS 2019. A smaller lot is labeled FGR 2019. A third lot is labeled FOP 2019. The diagram includes dimensions for each lot and the total area.

83231 YULEECOTE CT, FERNANDINA BEACH	BLD DATE 03/13/2023	NW	LGL DATE	04/24/2024	MLU
--------------------------------------	---------------------	----	----------	------------	-----

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
213,984									
TOTAL MARKET OB/XF VALUE									
3,047									
TOTAL LAND VALUE - MARKET									
75,000									
TOTAL MARKET VALUE									
292,031									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
292,031									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
292,031									
TOTAL JUST VALUE									
292,031									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
267,408									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002216	CO ISSUED	0	03/11/2020
B1903686	NEW CONSTR	234,374	04/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2537/1951	2/09/2022	WD	Q	I	01	355,100
GRANTOR: ARISTIDE TRACY J						
GRANTEE: TBR SFR JACKSONVILL						
2351/0363	3/30/2020	SW	Q	I	01	254,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ARISTIDE TRACY J						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2019] W11 BAS=[YR=2019] W29 S37 FGR=[YR=2019] S22 E19 FOP=[YR=2019] S2 E14 N6 W13S4 W1 \$ E1 N4 E1 N12 E4 N4 W20 N2 W5 \$ E5 S2 E20 S4 W4 S12 E19 N43 W11 N12 \$ S12 E11 N12 \$.									