

LOT 91
VILLAGE WALK PHASE 2
PBK 2243/434

HUFF SHARON C/HUFF AMANDA
83271 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0091-0000



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														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,084	126.5670	120.24	250,580	2021	2021	0	0	0.50	99.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 1791													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
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	1,791	100	1,791	214,273																									
FGR	441	55	243	29,072																									
FOP	25	30	8	957																									
FOP	140	30	42	5,025																									
TOTALS			2,397	2,084	249,327																								
EXTRA FEATURES			83271 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	0811	CONCRETE B	0 100	0	0	678.00	SF	5.20	5.20	100	2021	2021	3	99	3,490														
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	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																													