

LOT 95
VILLAGE WALK PHASE 2
PBK 2243/434

REINWALD NEIL C
83282 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0095-0000



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 60
Interior Floo	14	CARPET 40
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	234,912
FGR	448	55	246	28,425
FOP	36	30	11	1,271
FSP	216	40	86	9,937
FST	18	55	10	1,155
TOTALS	2,751		2,386	275,701

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	656.00	SF	5.20	5.20	100	2021	2021	3	99

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,386	122.2452	116.13	277,086	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022											
Heated Area: 2033											
HX Base Yr 2022											

FSP 2021

BAS 2021

FST 2021

FGR 2021

FOP 2021

83282 YULEECOTE CT, FERNANDINA BEACH										BLD DATE 03/13/2023	NW	LGL DATE	04/24/2024 MLU		
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				275,701	
TOTAL MARKET OB/XF VALUE				3,377	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				354,078	
SOH/AGL Deduction				36,710	
ASSESSED VALUE				317,368	
TOTAL EXEMPTION VALUE		HX HB SX WR		105,000	
BASE TAXABLE VALUE				212,368	
TOTAL JUST VALUE				354,078	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				326,658	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000744	CO ISSUED	0	01/22/2021
20004994	NEW CONSTR	278,776	07/26/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2428/0743	1/25/2021	SW	Q	I	02	310,500	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: REINWALD NEIL C							
2373/0201	7/02/2020	WD	Q	V	05	475,800	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2021] W16 FSP=[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] S1 W6 N3 E6 S2\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48\$.															

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00
TOTAL OB/XF 3,377															
ADJ UNIT PRICE 75,000.00															
LAND VALUE 75,000															
OTHER ADJUSTMENTS AND NOTES															
YEAR DENSITY DECL FRZ YR CONSRV															