

LOT 105
VILLAGE WALK PHASE 2
PBK 2243/434

ROMERO TANIT
83340 CHAPEL COURT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0105-0000



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 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

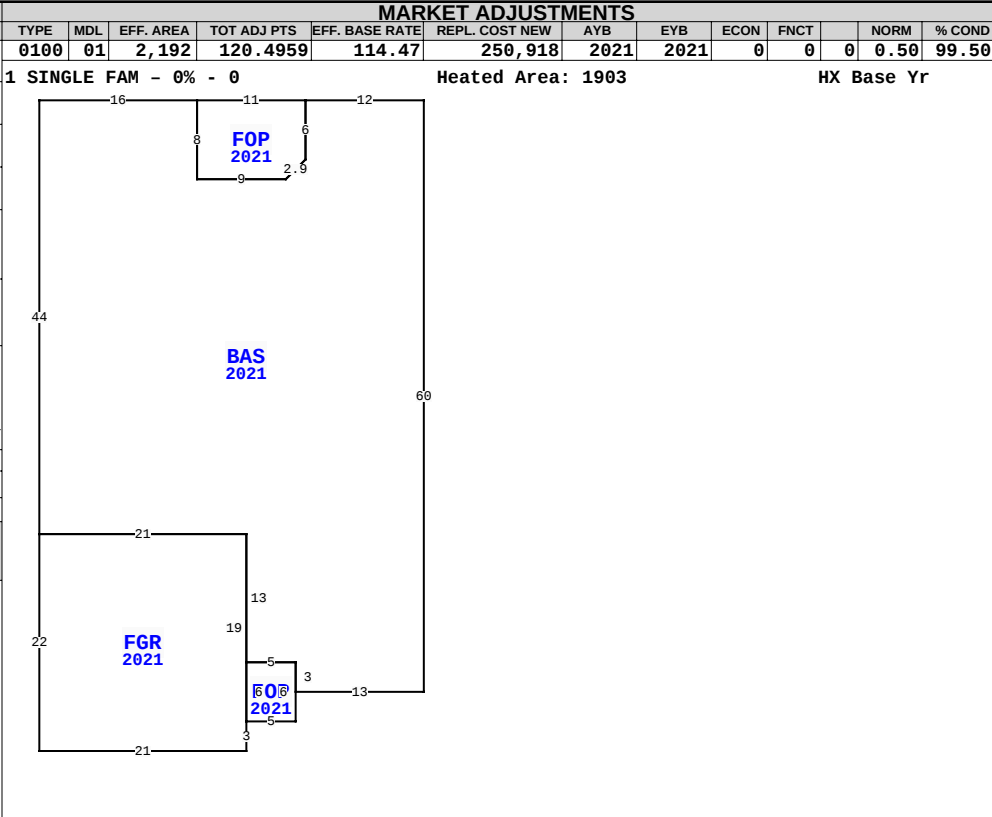
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	1,903	216,747
FGR	462	55	254	28,930
FOP	30	30	9	1,025
FOP	86	30	26	2,961
TOTALS	2,481		2,192	249,663

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	0	0	610.00	SF	5.20	5.20	100	2021	2021	3	99	3,140	

LAND DESCRIPTION			TOTAL OB/XF 3,140													
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 09/27/2021 BY JH



BLD DATE	03/13/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/24/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF 3,140																
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1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

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1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	249,663		
TOTAL MARKET OB/XF VALUE	3,140		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	327,803		
SOH/AGL Deduction	0		
ASSESSED VALUE	327,803		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	327,803		
TOTAL JUST VALUE	327,803		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	301,552		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012393	NEW CONSTR	259,090	12/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1688	3/20/2024	WD Q	Q	I	01	382,500
GRANTOR: LINTHICUM JESSICA S						
GRANTEE: ROMERO TANIT						
2658/1992	8/01/2023	QC U	U	I	11	100
GRANTOR: LINTHICUM JESSICA S &						
GRANTEE: LINTHICUM JESSICA S						

BUILDING NOTES																
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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\$.																