LOT 111
VILLAGE WALK PHASE 2
PBK 2243/434

SMED MICHAEL J & SUZANNE M L/E/
862569 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

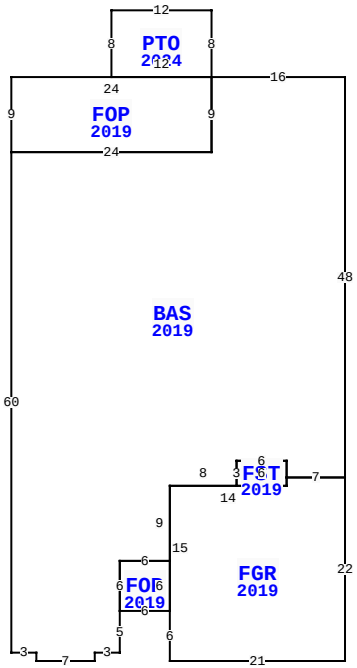
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,040	100	2,040	237,090
FGR	448	55	246	28,591
FOP	36	30	11	1,279
FOP	216	30	65	7,554
FST	18	55	10	1,162
PTO	96	5	5	581
TOTALS	2,854		2,377	276,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,377	124.2003	117.99	280,462	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2040 HX Base Yr



83234 YULEECOTE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,255
TOTAL MARKET OB/XF VALUE	6,884
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	358,139
SOH/AGL Deduction	0
ASSESSED VALUE	358,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,139
TOTAL JUST VALUE	358,139
NCON VALUE	4,638
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912533	CO ISSUED	0	12/09/2019
19003001	NEW CONSTR	276,304	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0488	4/18/2022	WD	U	I	11	100
GRANTOR: SMED MICHAEL J & SUZA						
GRANTEE: SMED SAMANTHA JOSEP						
2556/0486	4/18/2022	WD	Q	I	01	385,000
GRANTOR: ONTIVEROS ALEXA D & J						
GRANTEE: SMED MICHAEL J & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W16 S9 W24 S60 E3 S1 E7 N1 E3 N5 N6 E6 N9 E8 N3 E6 S2 E7 N48 $
FGR=[YR=2019;ORIG=-21,64] S6 E21 N22 W7 S1 W14 S15 $
FOP=[YR=2019;ORIG=-16,0] W24 S9 E24 N9 $
FOP=[YR=2019;ORIG=-27,64] E6 N6 W6 S6 $
FST=[YR=2019;ORIG=-7,48] S1 W6 N3 E6 S2 $
PTO=[YR=2024;ORIG=-16,0] W12 N8 E12 S8 $
.

EXTRA FEATURES

LN	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	0	555.00	SF	5.20	5.20	100	2019	2019	3	98	2,828	
2	0476	VF 6 SBPL	0	0	0	0	108.00	LF	32.00	32.00	100	2024	2023		100	3,456	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 6,884

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/19/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS