

LOT 112
VILLAGE WALK PHASE 2
PBK 2243/434

DRINNON KYNAN T
83226 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0112-0000



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		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	1,850	100	1,850	210,379
FGR	392	55	216	24,563
FOP	85	30	26	2,957
FOP	144	30	43	4,890
TOTALS	2,471		2,135	242,789

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	552.00	SF	5.20	5.20	100	2019	2019	3	98	2,813	

LAND DESCRIPTION			TOTAL OB/XF 2,813													
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 01/19/2024 BY NWA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,135	121.5249	115.45	246,486	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021											
Heated Area: 1850											
HX Base Yr 2021											

83226 YULEECOTE CT, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU											
XF DATE											
INC DATE											

TOTAL OB/XF 2,813																
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	100		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				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		242,789			
TOTAL MARKET OB/XF VALUE		2,813			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		320,602			
SOH/AGL Deduction		60,564			
ASSESSED VALUE		260,038			
TOTAL EXEMPTION VALUE		55,000			HX HB VX
BASE TAXABLE VALUE		205,038			
TOTAL JUST VALUE		320,602			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		294,667			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002998	NEW CONSTR	247,253	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2326/1235	12/18/2019	SW	Q	I	01	248,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRINNON KYNAN T						
2255/0349	2/12/2019	WD	Q	V	05	390,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=2019] W12 S12 BAS=[YR=2019] W27 S56 E12																
FOP=[YR=2019] S6 E8 N1 FGR=[YR=2019] E19 N19 W6 N2 W10 S4																
W4 S17 E1\$ W1 N12 W6 S7 W1 \$ E1 N7 E6 N5E4 N4 E10 S2 E6 N42																
W12 \$E12 N12 \$.																