

LOT 116
VILLAGE WALK PHASE 2
PBK 2243/434

ECHEVERRI MANUEL A/VELEZ MARIA ET AL
83101 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0116-0000



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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

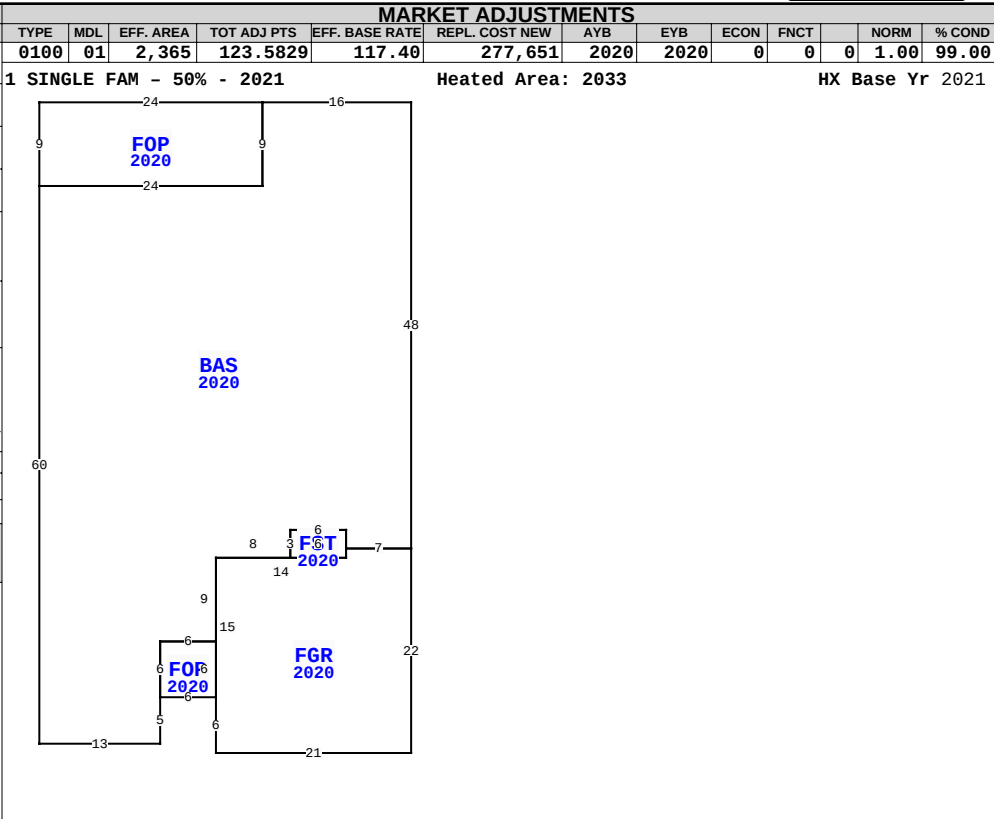
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	236,287
FGR	448	55	246	28,591
FOP	36	30	11	1,278
FOP	216	30	65	7,555
FST	18	55	10	1,162
TOTALS	2,751		2,365	274,874

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	50	0	0	876.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	50		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
8,758											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,874	
TOTAL MARKET OB/XF VALUE		8,758	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		358,632	
SOH/AGL Deduction		35,184	
ASSESSED VALUE		323,448	
TOTAL EXEMPTION VALUE		HA HAB	50,000
BASE TAXABLE VALUE		273,448	
TOTAL JUST VALUE		358,632	
NCON VALUE		4,248	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007279	CO ISSUED	0	08/13/2020
20000226	NEW CONSTR	276,072	01/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/1744	8/21/2020	SW	Q	I	01	296,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ECHEVERRI MANIEL A						
2331/0906	1/09/2020	WD	Q	V	05	664,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N5 FOP=[YR=2020] E6 FGR=[YR=2020] S6 E21 N22 W7 FST=[YR=2020] N2 W6 S3 E6 N1\$ S1 W14 S15\$ N6 W6 S6\$ N6 E6 N9 E8 N3 E6 S2 E7 N48 \$.											