LOT 117
VILLAGE WALK PHASE 2
PBK 2243/434

CROSS NATHANIEL JON & ELIZABETH UNGER
83109 VILLAGE WALK
FERNANDNA BEACH, FL 32034

2024

40-2N-27-1102-0117-0000

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

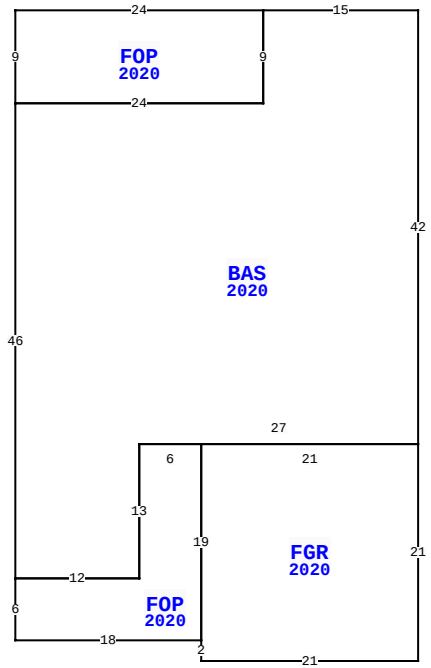
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1,578	181,890
FGR	441	55	243	28,009
FOP	186	30	56	6,455
FOP	216	30	65	7,492
TOTALS	2,421		1,942	223,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	122.5539	116.43	226,107	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1578 HX Base Yr



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

83109 VILLAGE WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,846
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	301,786
SOH/AGL Deduction	6,399
ASSESSED VALUE	295,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,387
TOTAL JUST VALUE	301,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007306	CO ISSUED	0	08/14/2020
B200219	NEW CONSTR	227,022	01/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/1324	8/19/2020	SW	Q	I	01	259,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CROSS NATHANIEL JON						
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] W15 FOP=[YR=2020] W24 S9 E24 N9$ S9 W24 S46 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19$ N19 W6 S13 W12$ E12 N13 E27 N42$.

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	571.00	SF	5.20	5.20	100	2020	2020	3	99	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 10/08/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS