

LOT 123  
VILLAGE WALK PHASE 2  
PBK 2243/434

BRANUM DENNIS A & JANET M  
83106 VILLAGE WALK  
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0123-0000



| BUILDING CHARACTERISTICS |                  |                |                            |                      | MARKET ADJUSTMENTS |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | NASSAU COUNTY PROPERTY                         |  |  |  |  |                 |  |  |  |  |
|--------------------------|------------------|----------------|----------------------------|----------------------|--------------------|--------------------------------------|----------------|----------------|-----------|-------------------------|-------------|------|--------|-----------------|-----------------------------------|------------------------------------------------|------------------------------------------------|--|--|--|--|-----------------|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION   | TYPE                       | MDL                  | EFF. AREA          | TOT ADJ PTS                          | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB                     | ECON        | FNCT |        | NORM            | % COND                            | PAGE 1 of 1 4                                  |                                                |  |  |  |  |                 |  |  |  |  |
| Exterior Wall            | 31               | HARDIE BRD 100 | 0100                       | 01                   | 2,284              | 121.5249                             | 115.45         | 263,688        | 2020      | 2020                    | 0           | 0    | 0      | 1.00            | 99.00                             | VALUATION SUMMARY                              |                                                |  |  |  |  |                 |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2024 |                      |                    |                                      |                |                |           |                         |             |      |        |                 | Heated Area: 1903 HX Base Yr 2024 |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | VALUATION BY                                   |  |  |  |  | STANDARD        |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | Tax Group: 4                                   |  |  |  |  | Tax Dist:       |  |  |  |  |
| Interior Floo            | 11               | CLAY TILE 70   |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | BUILDING MARKET VALUE                          |  |  |  |  | 261,051         |  |  |  |  |
| Interior Floo            | 14               | CARPET 30      |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | TOTAL MARKET OB/XF VALUE                       |  |  |  |  | 4,010           |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | TOTAL LAND VALUE - MARKET                      |  |  |  |  | 75,000          |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | TOTAL MARKET VALUE                             |  |  |  |  | 340,061         |  |  |  |  |
| Bedrooms                 | 4                | 100            |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | SOH/AGL Deduction                              |  |  |  |  | 0               |  |  |  |  |
| Bathrooms                | 2                | 100            |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | ASSESSED VALUE                                 |  |  |  |  | 340,061         |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | TOTAL EXEMPTION VALUE                          |  |  |  |  | HX HB DX 55,000 |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | BASE TAXABLE VALUE                             |  |  |  |  | 285,061         |  |  |  |  |
| Units                    | 0                | 100            |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | TOTAL JUST VALUE                               |  |  |  |  | 340,061         |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | NCON VALUE                                     |  |  |  |  | 10,514          |  |  |  |  |
| Quality                  |                  | 04             | Quality Level 04           |                      | INCOME VALUE       |                                      |                |                |           | PREVIOUS YEAR MKT VALUE |             |      |        |                 | 303,227                           |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| 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                      | 217,504              |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| FGR                      | 462              | 55             | 254                        | 29,031               |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| FOP                      | 30               | 30             | 9                          | 1,029                |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| FOP                      | 86               | 30             | 26                         | 2,972                |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| PTO                      | 40               | 5              | 2                          | 229                  |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| UOP                      | 72               | 20             | 14                         | 1,600                |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| USP                      | 252              | 30             | 76                         | 8,686                |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
| TOTALS                   |                  | 2,845          |                            | 2,284                | 261,051            | 83106 VILLAGE WALK, FERNANDINA BEACH |                |                |           |                         |             |      |        |                 |                                   | BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU |                                                |  |  |  |  |                 |  |  |  |  |
| EXTRA FEATURES           |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                | BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU |  |  |  |  |                 |  |  |  |  |
| 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                  | 779.00             | SF                                   | 5.20           | 5.20           | 100       | 2020                    | 2020        | 3    | 99     | 4,010           |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
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|                          |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
|                          |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
|                          |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
|                          |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
|                          |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
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|                          |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
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|                          |                  |                |                            |                      |                    |                                      |                |                |           |                         |             |      |        |                 |                                   |                                                |                                                |  |  |  |  |                 |  |  |  |  |
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