LOT 127
VILLAGE WALK PHASE 2
PBK 2243/434

GRAY STEFAN JAMES & MARY ELIZABETH
83074 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0127-0000

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	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		20 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

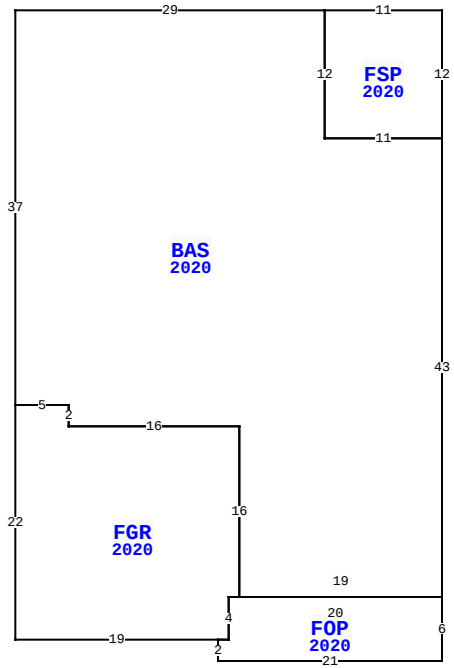
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	205,153
FGR	426	55	234	27,878
FOP	122	30	37	4,408
FSP	132	40	53	6,314
TOTALS	2,402		2,046	243,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,046	126.6699	120.34	246,216	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1722 HX Base Yr 2021



83074 VILLAGE WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,754
TOTAL MARKET OB/XF VALUE		3,938
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,692
SOH/AGL Deduction		62,558
ASSESSED VALUE		260,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,134
TOTAL JUST VALUE		322,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006925	CO ISSUED	0	08/05/2020
19002493	NEW CONSTR	235,057	03/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0771	8/07/2020	SW	Q	I	02	263,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRAY STEFAN JAMES &						
2291/0533	7/18/2019	WD	Q	V	05	520,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W11 BAS=[YR=2020] W29 S37 FGR=[YR=2020] S22 E19 FOP=[YR=2020] S2 E21 N6 W20 S4 W1$ E1 N4 E1 N16 W16 N2 W5$ E5 S2 E16 S16 E19 N43 W11 N12$ S12 E11 N12$.

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	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	2020	2020	3	99	3,938	

LAND DESCRIPTION

TOTAL OB/XF 3,938

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/03/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS