

LOT 129
VILLAGE WALK PHASE 2
PBK 2243/434

NANTZ JACOB & CINDY M
85512 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0129-0000



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 Floop	11	CLAY TILE 100
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	1,564	100	1,564	190,928
FGR	400	55	220	26,857
FOP	48	30	14	1,709
FOP	120	30	36	4,395
TOTALS	2,132		1,834	223,888

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	0	0	670.00	SF	5.20	5.20	100	2021	2021	3	99	3,449	

LAND DESCRIPTION			TOTAL OB/XF 3,449													
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 08/02/2021 BY NW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,834	129.1500	122.69	225,013	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0 Heated Area: 1564 HX Base Yr											
83058 VILLAGE WALK, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				223,888	
TOTAL MARKET OB/XF VALUE				3,449	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				302,337	
SOH/AGL Deduction				0	
ASSESSED VALUE				302,337	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				302,337	
TOTAL JUST VALUE				302,337	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				277,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009735	NEW CONSTR	214,916	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/0610	7/29/2021	WD Q	Q	I	01	264,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NANTZ JACOB & CINDY						
2394/0219	9/17/2020	WD Q	Q	V	05	549,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2021] W27 FOP=[YR=2021] N10 W12 S10 E12\$ W12 S48 E13 FOP=[YR=2021] E6 FGR=[YR=2021] S7 E20 N20 W20 S13\$ N8 W6 S8\$ N8 E6 N5 E20 N35\$.																