LOT 130
VILLAGE WALK PHASE 2
PBK 2243/434

WAGNER CHARLENE L REV LIV TRST/WAGNER CHARLENE TRU
83050 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0130-0000

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

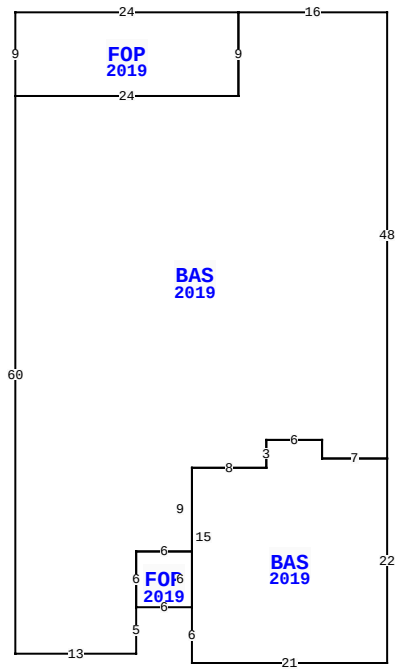
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	466	100	466	50,593
BAS	2,033	100	2,033	220,716
FOP	36	30	11	1,194
FOP	216	30	65	7,057
TOTALS	2,751		2,575	279,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,575	116.0208	110.22	283,816	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2499 HX Base Yr 2023



83050 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,559
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		356,989
SOH/AGL Deduction		17,720
ASSESSED VALUE		339,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,269
TOTAL JUST VALUE		356,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008622	CO ISSUED	0	08/13/2019
19000025	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0442	10/07/2022	QC	U	I	11	100
GRANTOR: WAGNER CHARLENE LADON						
GRANTEE: WAGNER CHARLENE L R						
2551/0494	3/29/2022	SW	Q	I	01	411,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WAGNER CHARLENE LAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W24 S9 E24 N9 $ S9 W24 S60 E13 N5 FOP=[YR=2019] E6 BAS=[YR=2019] S6 E21 N22 W7 N2 W6 S3 W8 S15 $ N6 W6 S6 $ N6 E6 N9 E8 N3 E6 S2 E7 N48$.

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	0855	CONC PAVER	0	100	0	0	248.00	SF	10.00	10.00	100	2019	2019	3	98	2,430	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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	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 09/26/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS