

LOT 132
VILLAGE WALK PH 3 OR 2430/199

THOMPSON THOMAS G & DEBORAH S
82982 THOMPSON LN
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0132-0000



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	2,036	122.5539	116.43	237,051	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD																																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 1591												HX Base Yr 2023																																
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:																																
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												237,051																																
Interior Floo	11	CLAY TILE 70													TOTAL MARKET OB/XF VALUE												14,909																																
Interior Floo	14	CARPET 30													TOTAL LAND VALUE - MARKET												75,000																																
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												326,960																																
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												118,636																																
Bedrooms	3	100													ASSESSED VALUE												208,324																																
Bathrooms	2	100													TOTAL EXEMPTION VALUE												55,000																																
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												153,324																																
Stories	1.	1. 100													TOTAL JUST VALUE												326,960																																
Units	0	100	NCON VALUE												0																																												
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												300,351																																
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	1,591	100	1,591	185,240																																																							
FGR	441	55	243	28,292																																																							
FOP	173	30	52	6,054																																																							
FOP	216	30	65	7,568																																																							
UOP	425	20	85	9,897																																																							
TOTALS															2,846															2,036															237,051														
EXTRA FEATURES															82982 THOMPSON LN, FERNANDINA BEACH															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	0810	CONCRETE A	0	100	0	0	641.00	SF	6.50	6.50	100	2022	2022	3	100	4,167																																											
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297																																											
3	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2022	2022	3	99	3,231																																											
4	0911	SCRN RM A	0	100	25	17	425.00	SF	17.50	17.50	100	2022	2022	3	97	7,214																																											
LAND DESCRIPTION																		TOTAL OB/XF 14,909																																									
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	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 02/28/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																																											