LOT 141
VILLAGE WALK PH 3 OR 2430/199

HARGRAVE-NYKAZA KEVIN M & KAREN A L/E/
82910 THOMPSON LN
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0141-0000

BUILDING CHARACTERISTICS

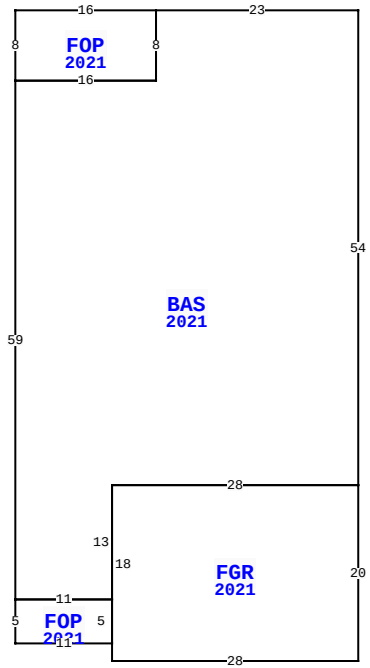
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,121	100	2,121	234,634
FGR	560	55	308	34,072
FOP	55	30	16	1,770
FOP	128	30	38	4,204
TOTALS	2,864		2,483	274,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	117.0288	111.18	276,060	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2121 HX Base Yr 2022



82910 THOMPSON LN, 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		274,680
TOTAL MARKET OB/XF VALUE		5,091
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		354,771
SOH/AGL Deduction		48,723
ASSESSED VALUE		306,048
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,048
TOTAL JUST VALUE		354,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002237	NEW CONSTR	294,029	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/603	7/11/2024	LE	U	I	11	100
GRANTOR: HARGRAVE-NYKAZA KEVIN						
GRANTEE: HARGRAVE-NYKAZA JOE						
2501/1658	9/30/2021	SW	Q	I	02	352,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARGRAVE-NYKAZA KEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 FOP=[YR=2021] W16 S8 E16 N8$ S8 W16 S59
FOP=[YR=2021] S5 E11 FGR=[YR=2021] S2 E28 N20 W28 S18$ N5
W11$ E11 N13 E28 N54$.

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	0811	CONCRETE B	0	100	0	0	989.00	SF	5.20	5.20	100	2021	2021	3	99	5,091	

LAND DESCRIPTION

TOTAL OB/XF 5,091

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 12/15/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS