LOT 195
VILLAGE WALK PH 3 OR 2430/199

MILU MARY G & MICHAEL K
82822 STATION CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0195-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

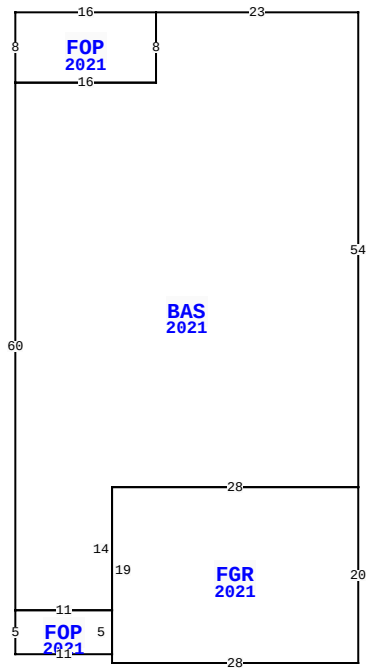
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2,132	243,763
FGR	560	55	308	35,215
FOP	55	30	16	1,830
FOP	128	30	38	4,345
TOTALS	2,875		2,494	285,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	120.9600	114.91	286,586	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2132 HX Base Yr 2022



82822 STATION CT, 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,153
TOTAL MARKET OB/XF VALUE		4,613
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,766
SOH/AGL Deduction		38,021
ASSESSED VALUE		326,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,745
TOTAL JUST VALUE		364,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017222	CO ISSUED	0	12/13/2021
21002189	NEW CONSTR	313,660	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1290	12/16/2021	SW	Q	I	01	400,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MILU MARY G & MICHA						
2439/1850	3/04/2021	WD	Q	V	05	1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 FOP=[YR=2021] W16 S8 E16 N8$ S8 W16 S60
FOP=[YR=2021] S5 E11 FGR=[YR=2021] S1 E28 N20 W28 S19$ N5
W11$ E11 N14 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	896.00	SF	5.20	5.20	100	2021	2021	3	99	4,613	

LAND DESCRIPTION

TOTAL OB/XF 4,613

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 12/14/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS