LOT 196
VILLAGE WALK PH 3 OR 2430/199

ERICKSON TROY & EYRA
82814 STATION CT
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1102-0196-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

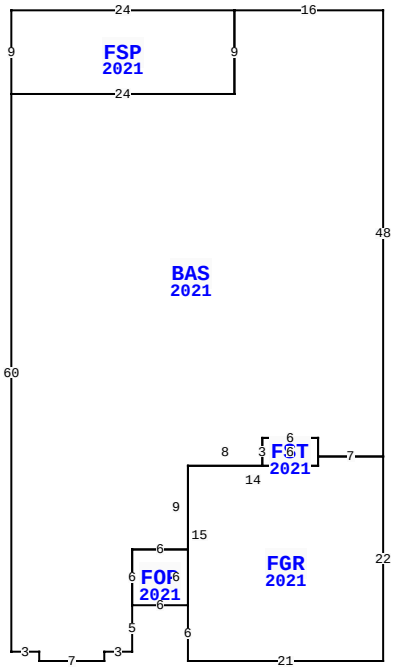
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,040	100	2,040	238,299
FGR	448	55	246	28,736
FOP	36	30	11	1,285
FSP	216	40	86	10,046
FST	18	55	10	1,168
TOTALS	2,758		2,393	279,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,393	123.5829	117.40	280,938	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2040 HX Base Yr 2022



82814 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,533
TOTAL MARKET OB/XF VALUE		4,005
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,538
SOH/AGL Deduction		37,343
ASSESSED VALUE		321,195
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,195
TOTAL JUST VALUE		358,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017219	CO ISSUED	0	12/13/2021
21002190	NEW CONSTR	297,129	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1056	12/20/2021	SW	Q	I	01	393,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ERICKSON TROY & EYR						
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] W16 FSP=[YR=2021] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E7 N1 E3 N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7 FST=[YR=2021] S1 W6 N3 E6 S2$ S1 W14 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	0811	CONCRETE B	0	100	0	0	778.00	SF	5.20	5.20	100	2021	2021	3	99	4,005	

LAND DESCRIPTION

TOTAL OB/XF 4,005

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