LOT 201
VILLAGE WALK PH 3 OR 2430/199

**WANDS ONEIDA & KEITH**
82833 STATION CT
FERNANDINA BEACH, FL 32034

**2024**

**40-2N-27-1102-0201-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

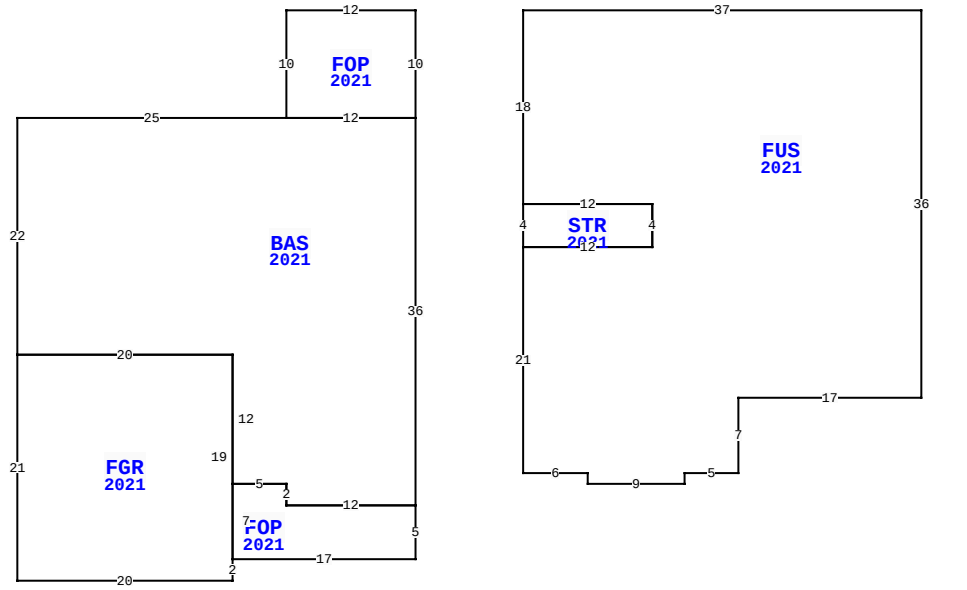
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,042 | 100 | 1,042 | 116,660 |
| FGR | 420 | 55 | 231 | 25,862 |
| FOP | 95 | 30 | 28 | 3,135 |
| FOP | 120 | 30 | 36 | 4,031 |
| FUS | 1,433 | 100 | 1,433 | 160,435 |
| STR | 48 | 10 | 5 | 560 |
| TOTALS | 3,158 | | 2,775 | 310,682 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,775 | 118.4400 | 112.52 | 312,243 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2475 HX Base Yr 2023




82833 STATION CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/13/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 310,682 |
| TOTAL MARKET OB/XF VALUE | | 3,326 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 389,008 |
| SOH/AGL Deduction | | 18,230 |
| ASSESSED VALUE | | 370,778 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 320,778 |
| TOTAL JUST VALUE | | 389,008 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 359,979 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21016263 | CO ISSUED | 0 | 11/22/2021 |
| 21002112 | NEW CONSTR | 351,916 | 03/03/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2724/277 | 7/08/2024 | WD | Q | I | 01 | 415,000 |
| GRANTOR: BAILEY MELISSA & DAVI | | | | | | |
| GRANTEE: WANDS ONEIDA & KEIT | | | | | | |
| 2518/0083 | 11/29/2021 | WD | Q | I | 01 | 406,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: BAILEY MELISSA & DA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2021] W12 S10 BAS=[YR=2021] W25 S22 FGR=[YR=2021] S21 E20 N2 FOP=[YR=2021] E17 N5 W12 N2 W5 S7$ N19 W20$ E20 S12 E5 S2 E12 N36 W12$ E12 N10$ PTR=E10 FUS=[YR=2021] S18 STR=[YR=2021] S4 E12 N4 W12$ E12 S4 W12 S21 E6 S1 E9 N1 E5 N7 E17 N36 W37$ W10$.

### 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 | 646.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,326 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,326

| 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