

LOT 1  
VILLAGE WALK PHASE 1  
PBK 2239/1289

KUPFERSCHMIDT BARBARA A L/E/  
83409 BARKESTONE LN  
FERNANDINA BEACH, FL 32034

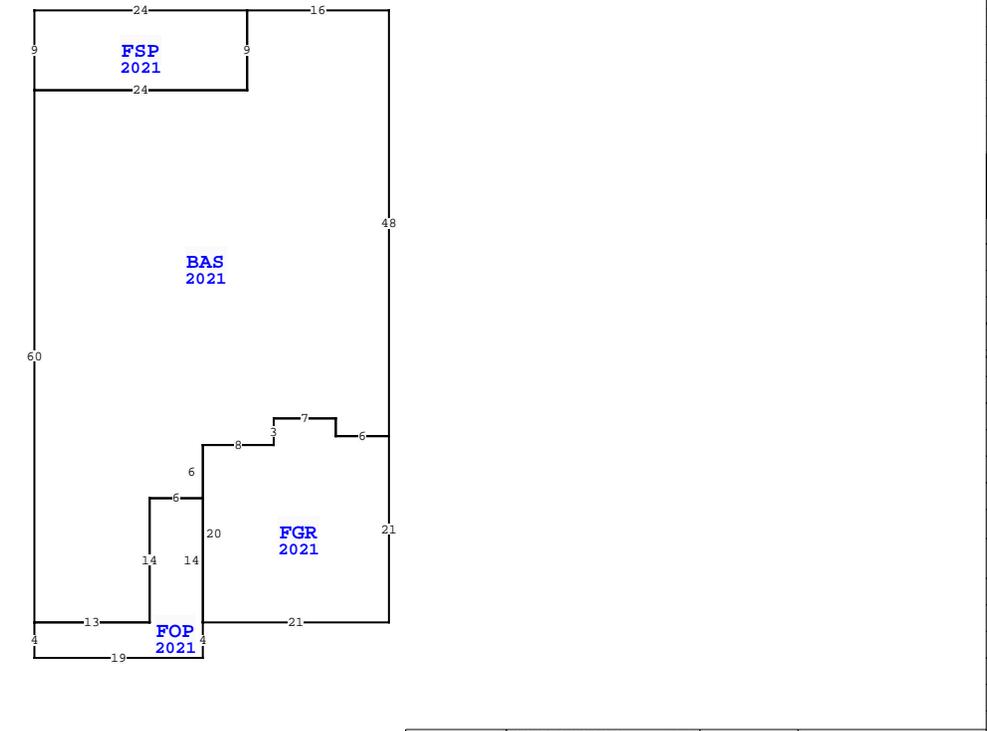
2025

40-2N-27-1101-0001-0000



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

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	119.4669	119.47	285,892	2021	2021	0	0	0	1.00	99.00



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2021	2,013	238,088
FGR	447	55	2021	246	29,096
FOP	160	30	2021	48	5,678
FSP	216	40	2021	86	10,171
TOTALS	2,836			2,393	283,033

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,033
TOTAL MARKET OB/XF VALUE		2,656
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,689
SOH/AGL Deduction		39,651
ASSESSED VALUE		321,038
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,316
TOTAL JUST VALUE		360,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011212	NEW CONSTR	273,536	11/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2662/564	8/21/2023	LE U		I	11	100

GRANTOR: KUPERSCHMIDT BARBARA  
GRANTEE: KUPERSCHMIDT JOSEPH  
2490/1352 8/23/2021 SW Q I 01 329,200  
GRANTOR: D R HORTON INC-JACKSO  
GRANTEE: KUPFERSCHMIDT BARBA

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	516.00	SF	5.20	5.20	100	2021	2021	3	99	2,656	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2021] W16 FSP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S60  
FOP=[YR=2021] S4 E19 N4 FGR=[YR=2021] E21 N21 W6 N2 W7 S3 W8  
S20\$ N14 W6 S14 W13\$ E13 N14 E6 N6 E8 N3 E7 S2 E6 N48\$.

LAND DESCRIPTION																								
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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							