

LOT 2
VILLAGE WALK PHASE 1
PBK 2239/1289

MCCORMICK BRIAN W & BRENDA A
83417 BARKESTONE LANE
FERNANDINA BEACH, FL 32034

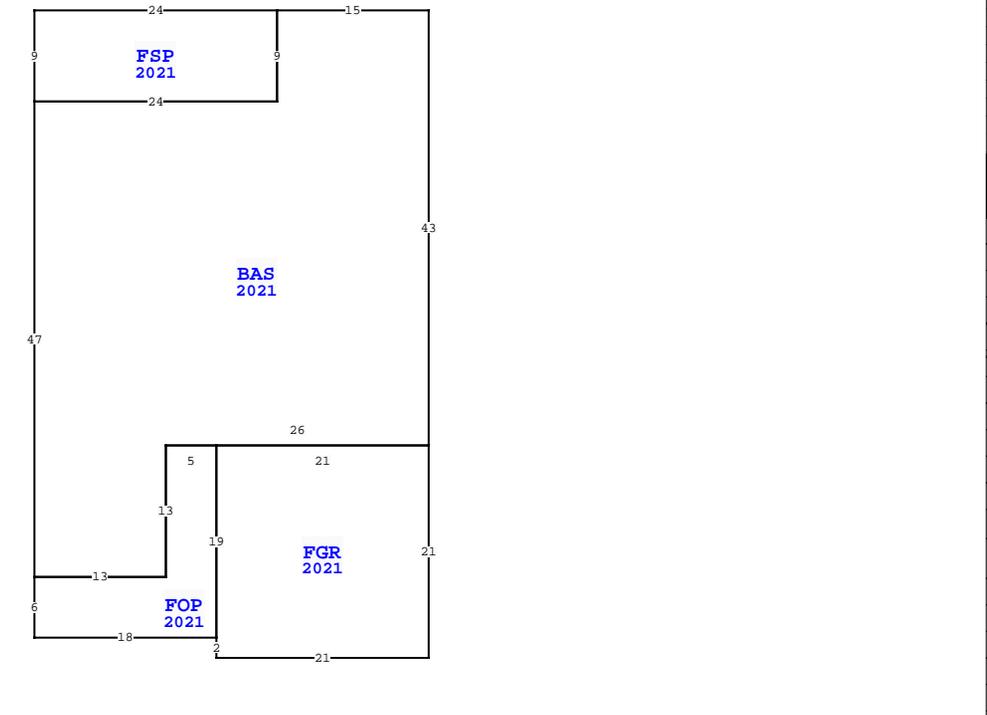
2025

40-2N-27-1101-0002-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	13	LVT/LAMNT	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	2,011	122.1423	122.14	245,624	2021	2021	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	1,630	100	2021	1,630	197,097
FGR	441	55	2021	243	29,383
FOP	173	30	2021	52	6,287
FSP	216	40	2021	86	10,399
TOTALS	2,460			2,011	243,168

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			243,168
TOTAL MARKET OB/XF VALUE			3,475
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			321,643
SOH/AGL Deduction			19,387
ASSESSED VALUE			302,256
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			251,534
TOTAL JUST VALUE			321,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009725	NEW CONSTR	227,022	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1322	8/26/2021	SW	Q	I	01	296,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCCORMICK BRIAN W &						
2389/1978	9/04/2020	SW	Q	V	05	966,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

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	675.00	SF	5.20	5.20	100	2021	2021	3	99	3,475	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
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BUILDING NOTES	
83417 BARKESTONE LN, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FSP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S47 FOP=[YR=2021] S6 E18 FGR=[YR=2021] S2 E21 N21 W21 S19\$ N19 W5 S13 W13\$ E13 N13 E26 N43\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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							