

LOT 6
VILLAGE WALK PHASE 1
PBK 2239/1289

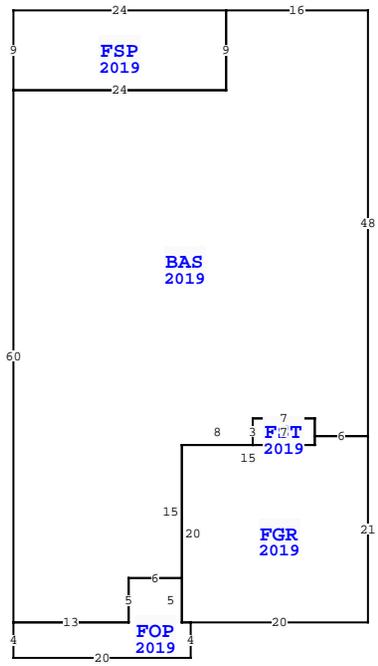
MCGIRT FRANKIE J
83449 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0006-0000
11010100060000

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	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	YEAR
BAS	2,067	100	2019
FGR	426	55	2019
FOP	110	30	2019
FSP	216	40	2019
FST	21	55	2019
TOTALS	2,840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,432	115.6596	115.66	281,285		2019		0	0	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2067 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,659
TOTAL MARKET OB/XF VALUE			3,877
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			354,536
SOH/AGL Deduction			68,197
ASSESSED VALUE			286,339
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722
BASE TAXABLE VALUE			180,617
TOTAL JUST VALUE			354,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904111	NEW CONSTR	274,307	04/24/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2322/0709	11/22/2019	SW	Q	I	01	283,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCGIRT FRANKIE J						
2267/1796	4/11/2019	WD	Q	V	05	325,000
GRANTOR: PATRIOT RIDGE LLP						
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	0810	CONCRETE A	0	100	9	3			27.00	SF	6.50				6.50	170
2	0810	CONCRETE A	0	100	0	0			588.00	SF	6.50				6.50	3,707

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

BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FSP=[YR=2019] W24 S9 E24 N9\$ S9 W24 S60											
FOP=[YR=2019] S4 E20 N4 FGR=[YR=2019] E20 N21 W6											
FST=[YR=2019] S1 W7 N3 E7 S2\$ S1 W15 S20 E1\$ W1 N5 W6 S5											
W13\$ E13 N5 E6 N15 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							