

LOT 8
VILLAGE WALK PHASE 1
PBK 2239/1289

SEWALK HOLLY
83465 BARKSTONE LANE
FERNANDINA BEACH, FL 32034

2025

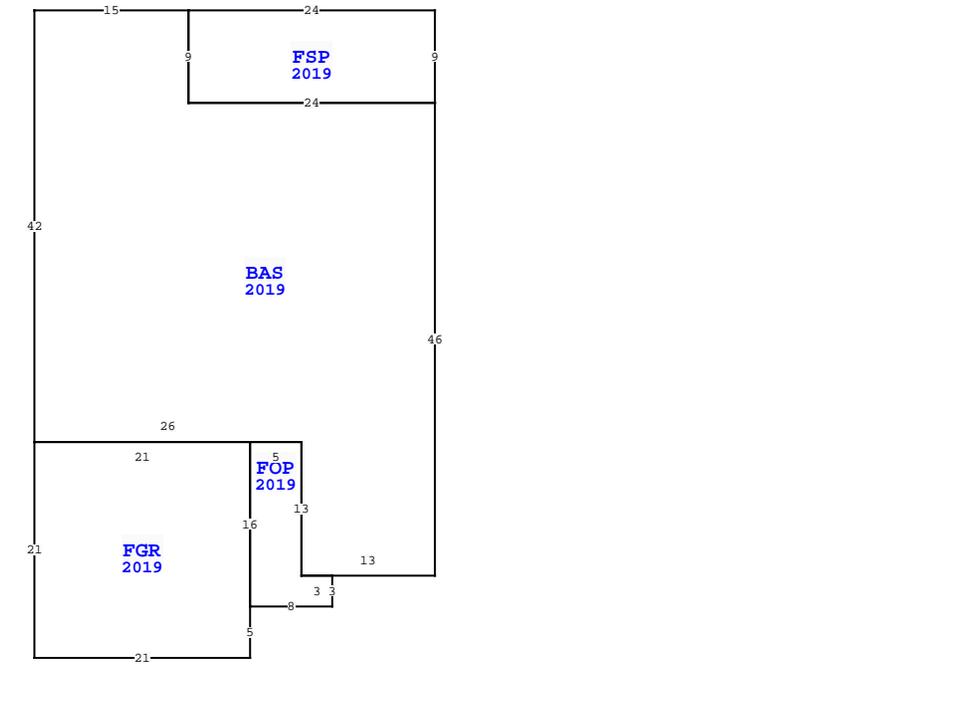
40-2N-27-1101-0008-0000



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	1,947	122.5539	122.55	238,605	2019	2019	0	0	2.00	98.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,833	
TOTAL MARKET OB/XF VALUE		3,871	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		312,704	
SOH/AGL Deduction		77,893	
ASSESSED VALUE		234,811	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		184,089	
TOTAL JUST VALUE		312,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,201	



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
BAS	1,591	100
FGR	441	55
FOP	89	30
FSP	216	40
TOTALS	2,337	1,947
		233,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911200	CO ISSUED	0	10/24/2019
B1903734	NEW CONSTR	221,884	04/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0072	10/25/2019	SW	Q	I	02	260,300
GRANTOR: D.R. HORTON INC						
GRANTEE: SEWALK HOLLY G						
2266/0223	4/04/2019	WD	Q	V	05	130,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D.R. HORTON INC						

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	0	572.00	SF	6.50	6.50	100	2019	2019	3	97	3,606	
2	0810	CONCRETE A	0	100	14	42.00	SF	6.50	6.50	100	2019	2019	3	97	265	

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

BUILDING NOTES	
83465 BARKSTONE LN, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2019] W24 BAS=[YR=2019] W15 S42 FGR=[YR=2019] S21 E21 N5 FOP=[YR=2019] E8 N3 W3 N13 W5 S16\$ N16 W21\$ E26 S13 E13 N46 W24 N9\$ S9 E24 N9\$.	

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							