

LOT 15  
VILLAGE WALK PHASE 1  
PBK 2239/1289

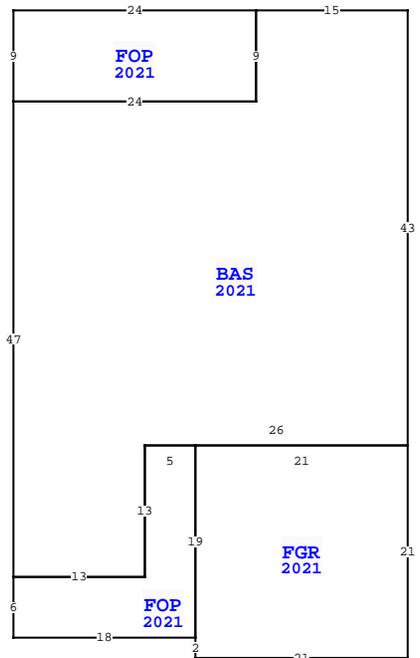
GORSKI LIVING TRUST/GORSKI ZBIGNIEW TRUSTEE  
83719 NETHER STREET  
FERNANDINA BEACH, FL 32034

**2025**

40-2N-27-1101-0015-0000

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	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
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	1,630	100	2021
FGR	441	55	2021
FOP	173	30	2021
FOP	216	30	2021
TOTALS	2,460		
			1,990
			239,407

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,990	121.5249	121.52	241,825	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1630 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			239,407
TOTAL MARKET OB/XF VALUE			3,377
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			317,784
SOH/AGL Deduction			0
ASSESSED VALUE			317,784
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,784
TOTAL JUST VALUE			317,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009730	NEW CONSTR	227,022	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1281	7/26/2021	SW Q	Q	I	01	290,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GORSKI LIVING TRUST						
2389/1978	9/04/2020	SW Q	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	0	0	656.00	SF	5.20	5.20	100	2021	2021	3	99	3,377	

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

BUILDING DIMENSIONS			
BAS=[YR=2021] W15 FOP=[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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							