

LOT 27
VILLAGE WALK PHASE 1
PBK 2239/1289

KIRWIN LINDA A
83788 NETHER ST
FERNANDINA BEACH, FL 32034

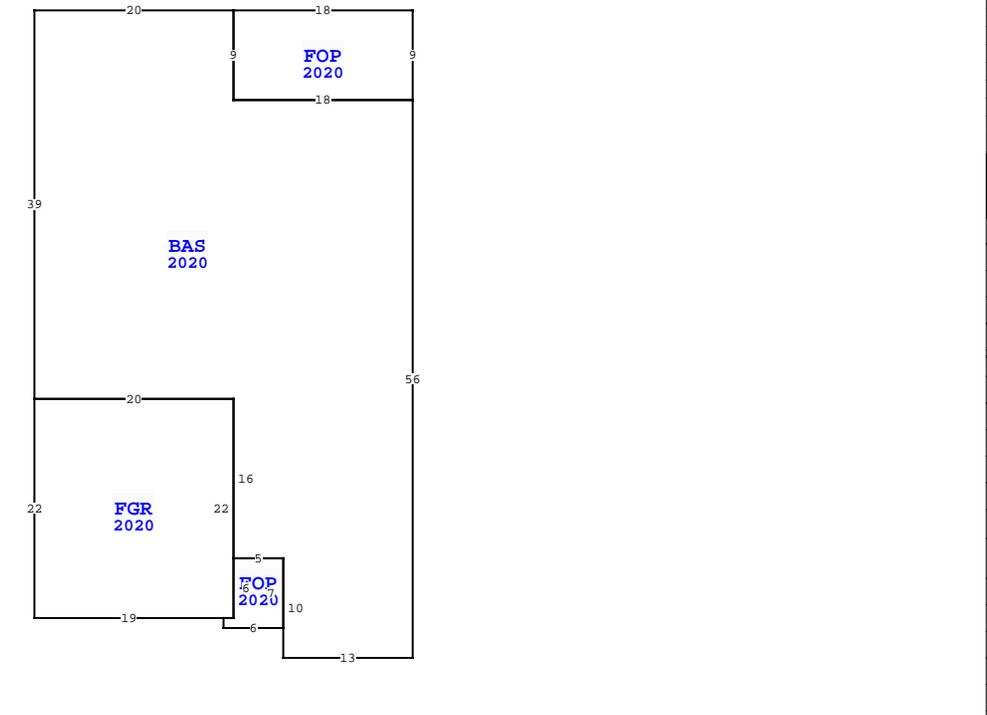
2025

40-2N-27-1101-0027-0000



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 Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	2,040	121.5249	121.52	247,901	2020	2020	0	0	1.50	98.50		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,182	
TOTAL MARKET OB/XF VALUE		3,292	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		322,474	
SOH/AGL Deduction		64,468	
ASSESSED VALUE		258,006	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		207,284	
TOTAL JUST VALUE		322,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,489	

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	1,738	100
FGR	440	55
FOP	36	30
FOP	162	30
TOTALS	2,376	

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007107	CO ISSUED	0	08/11/2020
1911515	NEW CONSTR	246,411	11/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0812	8/20/2020	SW	Q	I	01	263,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KIRWIN LINDA A						
2309/1167	10/03/2019	SW	Q	V	05	603,200
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	646.00	SF	5.20	5.20	100	2020	2020	3	98	3,292	

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2020] W18 BAS=[YR=2020] W20 S39 FGR=[YR=2020] S22 E19 FOP=[YR=2020] S1 E6 N7 W5 S6 W1\$ E1 N22 W20\$ E20 S16 E5 S10 E13 N56 W18 N9\$ S9 E18 N9\$.

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							