

LOT 34  
VILLAGE WALK PHASE 1  
PBK 2239/1289

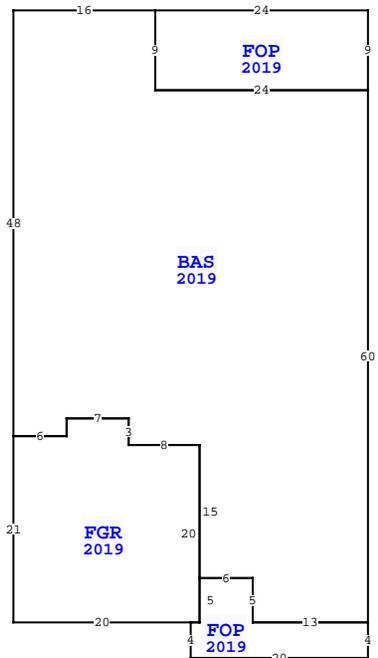
HENK SUSAN/HENK PATRICIA  
83724 NETHER ST  
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0034-0000

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		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
BAS	2,067	100
FGR	447	55
FOP	110	30
FOP	216	30
TOTALS	2,840	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 SINGLE FAM - 100% - 2020 Heated Area: 2067 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,992
TOTAL MARKET OB/XF VALUE		3,506
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,498
SOH/AGL Deduction		104,429
ASSESSED VALUE		266,069
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,347
TOTAL JUST VALUE		370,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1903779	NEW CONSTR	278,346	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0079	10/31/2019	SW	Q	I	01	300,700
GRANTOR: D.R. HORTON INC						
GRANTEE: HENK SUSAN & PATRICIA						
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
1	0811	CONCRETE B	0	100	0	695.00	SF	5.20	5.20	100	2019	2019

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

BUILDING DIMENSIONS		
FOP=[YR=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S4 E20 N4 W13 N5 W6 S5 W1 \$ E1 N20 W8 N3 W7 S2 W6 \$ E6 N2 E7 S3 E8 S15 E6 S5 E13 N60 W24 N9 \$ S9 E24 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								