LOT 47
VILLAGE WALK PHASE 1
PBK 2239/1289

FANELLI LIVING TRUST/FANELLI JOSEPH J TRUSTEE
83610 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0047-0000

BUILDING CHARACTERISTICS

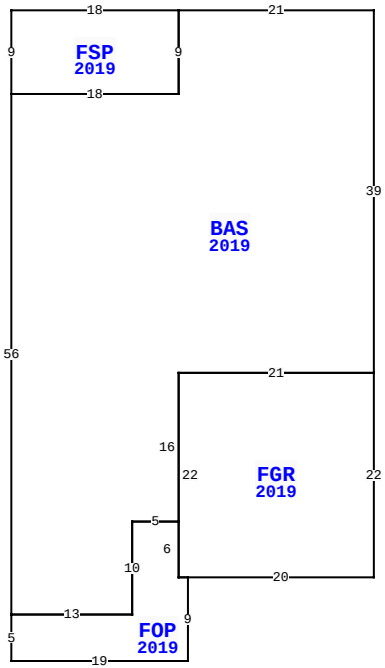
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2019	1,777	197,830
FGR	462	55	2019	254	28,277
FOP	149	30	2019	45	5,010
FSP	162	40	2019	65	7,236
TOTALS	2,550			2,141	238,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	113.6016	113.60	243,218	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1777 HX Base Yr 2020



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

83610 WATKINS WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,354
TOTAL MARKET OB/XF VALUE		3,620
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		316,974
SOH/AGL Deduction		110,807
ASSESSED VALUE		206,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,445
TOTAL JUST VALUE		316,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904117	NEW CONSTR	268,750	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2318/1947	11/07/2019	WD	U	I	11	100
GRANTOR: FANELLI JOSEPH J & CA						
GRANTEE: FANELLI LIVING TRUS						
2309/0261	9/30/2019	SW	Q	I	01	277,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FANELLI JOSEPH J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FSP=[YR=2019] W18 S9 E18 N9$ S9 W18 S56 FOP=[YR=2019] S5 E19 N9 FGR=[YR=2019] E20 N22 W21 S22 E1$ W1 N6 W5 S10 W13$ E13 N10 E5 N16 E21 N39$.

EXTRA FEATURES

LN	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	0	684.00	SF	5.20	5.20	100	2019	2019	3	97	3,450	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	

LAND DESCRIPTION

TOTAL OB/XF 3,620

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS