

LOT 48
VILLAGE WALK PHASE 1
PBK 2239/1289

RUBANOV PAVEL/RUBANOV OLGA
83602 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0048-0000



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
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	173	30
FOP	216	30
TOTALS	2,421	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,951	122.5539	122.55	239,095	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 0% - 0

Heated Area: 1591

HX Base Yr

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

MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,704	
TOTAL MARKET OB/XF VALUE		3,099	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		314,803	
SOH/AGL Deduction		0	
ASSESSED VALUE		314,803	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		314,803	
TOTAL JUST VALUE		314,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,118	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000509	CO ISSUED	0	01/29/2021
19000084	NEW CONSTR	227,022	07/29/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2427/0441	1/21/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: RUBANOV PAVEL & OLG					
2372/0393	6/30/2020	SW	Q	V	05
GRANTOR: FORESTAR USA REAL EST					
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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2021	2021

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2021] W15 FOP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S46
FOP=[YR=2021] S6 E18 FGR=[YR=2021] S2 E21 N21 W21 S19\$ N19 W5
S13 W13\$ E13 N13 E26 N42\$.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
3,099											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	