LOT 49
VILLAGE WALK PHASE 1
PBK 2239/1289

HECKER SUSAN
83594 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0049-0000

NASSAU COUNTY PROPERTY

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 100
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

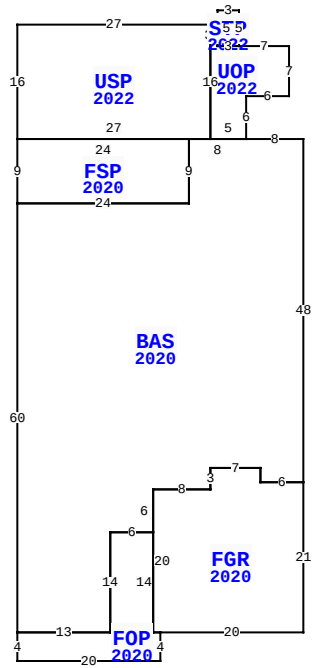
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2020	2,013	239,840
FGR	447	55	2020	246	29,310
FOP	164	30	2020	49	5,838
FSP	216	40	2020	86	10,247
STP	15	10	2022	2	238
UOP	110	20	2022	22	2,621
USP	432	30	2022	130	15,489
TOTALS	3,397			2,548	303,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,548	120.9600	120.96	308,206	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2013 HX Base Yr 2021



83594 WATKINS WALK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,583
TOTAL MARKET OB/XF VALUE		4,013
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,596
SOH/AGL Deduction		71,193
ASSESSED VALUE		311,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,681
TOTAL JUST VALUE		382,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006196	ADDITION	7,065	04/20/2022
20007939	CO ISSUED	0	08/31/2020
20001671	NEW CONSTR	273,536	04/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0242	8/31/2020	SW	Q	I	01	306,900
GRANTOR: D R HORTON INC						
GRANTEE: HECKER SUSAN						
2340/1267	2/20/2020	SW	Q	V	01	70,100
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W8 UOP=[YR=2022] N6 E6 N7 W7 STP=[YR=2022] N5 W3 S5 E3$ W3 N3 W1 USP=[YR=2022] W27 S16 E27 N16$ S16 E5$ W8 FSP=[YR=2020] W24 S9 E24N9$ S9 W24 S60 FOP=[YR=2020] S4 E20 N4 FGR=[YR=2020] E20 N21 W6 N2 W7 S3W8 S20 E1$ W1 N14 W6 S14 W13$ E13 N14 E6 N6 E8 N3 E7 S2 E6 N48$.

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	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	100	2020	2020	3	98	4,013	

LAND DESCRIPTION

TOTAL OB/XF 4,013

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	000134	C	RES POND	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 09/20/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS