LOT 50
VILLAGE WALK PHASE 1
PBK 2239/1289

LENDRY DONALD R & BARBARA A
83586 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

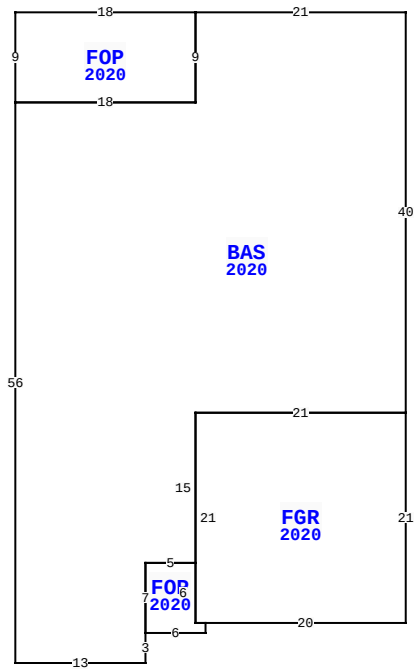
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,798	100	2020	1,798	201,189
FGR	441	55	2020	243	27,191
FOP	36	30	2020	11	1,231
FOP	162	30	2020	49	5,483
TOTALS	2,437			2,101	235,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	113.6016	113.60	238,674	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1798 HX Base Yr 2021



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

83586 WATKINS WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,094
TOTAL MARKET OB/XF VALUE		4,005
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		314,099
SOH/AGL Deduction		108,855
ASSESSED VALUE		205,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,522
TOTAL JUST VALUE		314,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910288	NEW CONSTR	249,188	12/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1721	5/29/2020	SW	Q	I	01	272,000
GRANTOR: D R HORTON INC						
GRANTEE: LENDRY DONALD R & B						
2318/1690	11/14/2019	SW	Q	V	01	68,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] W18 S9 E18 N9$ S9 W18 S56 E13 N3 FOP=[YR=2020] E6 N1 FGR=[YR=2020] E20 N21 W21 S21 E1$ W1 N6 W5 S7$ N7 E5 N15 E21 N40$.

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	786.00	SF	5.20	5.20	100	2020	2020	3	98	4,005	

LAND DESCRIPTION

TOTAL OB/XF 4,005

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 05/19/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS