LOT 53
VILLAGE WALK PHASE 1
PBK 2239/1289

BELCHER LINDA
83554 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0053-0000

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 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

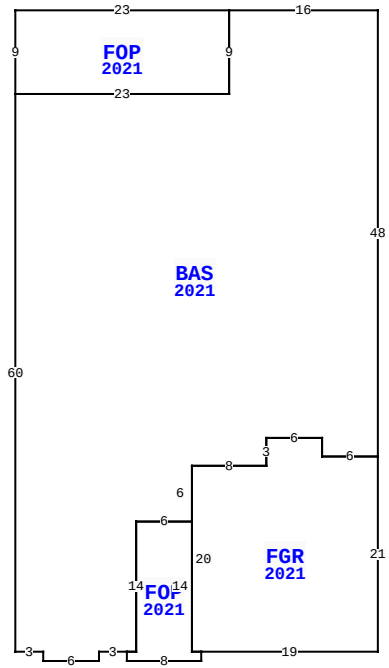
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2021	1,982	236,443
FGR	424	55	2021	233	27,796
FOP	92	30	2021	28	3,340
FOP	207	30	2021	62	7,396
TOTALS	2,705			2,305	274,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	120.4959	120.50	277,752	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1982 HX Base Yr 2022



83554 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		274,974
TOTAL MARKET OB/XF VALUE		3,120
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		353,094
SOH/AGL Deduction		150,419
ASSESSED VALUE		202,675
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,953
TOTAL JUST VALUE		353,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002313	CO ISSUED	0	02/26/2021
20008230	NEW CONSTR	273,536	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1244	2/26/2021	SW	Q	I	01	304,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BELCHER LINDA						
2372/0393	6/30/2020	SW	Q	V	05	656,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W23 S9 E23 N9$ S9 W23 S60 E3 S1 E6 N1 E3 FOP=[YR=2021] S1 E8 N1 FGR=[YR=2021] E19 N21 W6 N2 W6 S3 W8 S20 E1$ W1 N14 W6 S14 W1$ E1 N14 E6 N6 E8 N3 E6 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	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2021	2021	3	99	3,120	

LAND DESCRIPTION

TOTAL OB/XF 3,120

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 04/19/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS