

LOT 55
VILLAGE WALK PHASE 1
PBK 2239/1289

LUCAS CARLAIN D/LUCAS-CANIFF JOINT REV TRUST
83500 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0055-0000



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 Floop	11	CLAY TILE 100
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	1,795	100	2021	1,795	223,091
FGR	462	55	2021	254	31,568
FOP	150	30	2021	45	5,593
FOP	162	30	2021	49	6,089
TOTALS	2,569			2,143	266,342

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0812	CONCRETE C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,143	125.5380	125.54	269,032	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 50% - 2022 Heated Area: 1795 HX Base Yr 2022											
83500 WATKINS WALK, FERNANDINA BEACH											

83500 WATKINS WALK, FERNANDINA BEACH				XF DATE		03/23/2023				LAND DATE		04/24/2024	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,488.00	SF	4.00	4.00	100	2021	2021	3	99	5,892				

LAND DESCRIPTION			TOTAL OB/XF 5,892													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		266,342			
TOTAL MARKET OB/XF VALUE		5,892			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		347,234			
SOH/AGL Deduction		45,241			
ASSESSED VALUE		301,993			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		251,271			
TOTAL JUST VALUE		347,234			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		335,188			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009926	NEW CONSTR	249,188	10/19/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2564/0343	5/06/2022	WD U	I	I	11
GRANTOR: CANIFF NANCY A					
GRANTEE: LUCAS-CANIFF JOINT					
2492/1293	7/29/2021	SW Q	I	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: LUCAS CARLAIN D & N					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2021] W21 FOP=[YR=2021] W18 S9 E18 N9\$ S9 W18 S57 FOP=[YR=2021] S5 E19 N10 FGR=[YR=2021] E20 N22 W21 S22 E1\$ W1 N5 W5 S10 W13\$ E13 N10 E5 N17 E21 N39\$.															