LOT 56
VILLAGE WALK PHASE 1
PBK 2239/1289

SALGADO-BRADSHAW VANESSA REV TRUST/SALGADO-BRADSHA
83503 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0056-0000

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 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

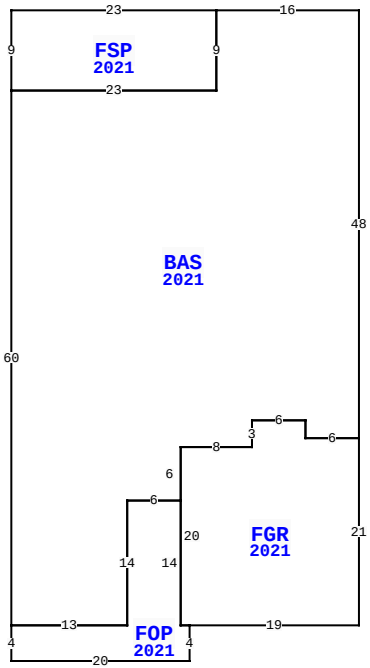
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2021	1,976	243,572
FGR	424	55	2021	233	28,721
FOP	164	30	2021	49	6,040
FSP	207	40	2021	83	10,231
TOTALS	2,771			2,341	288,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	124.5090	124.51	291,478	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1976 HX Base Yr 2022



83503 WATKINS WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,563
TOTAL MARKET OB/XF VALUE		6,562
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,125
SOH/AGL Deduction		43,194
ASSESSED VALUE		326,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,209
TOTAL JUST VALUE		370,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009732	NEW CONSTR	273,536	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0678	8/25/2021	SW	Q	I	01	316,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SALGADO-BRADSHAW VA						
2389/1978	9/04/2020	SW	Q	V	05	966,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W23 S9 E23 N9$ S9 W23 S60
FOP=[YR=2021] S4 E20 N4 FGR=[YR=2021] E19 N21 W6 N2 W6 S3 W8
S20 E1$ W1 N14 W6 S14 W13$ E13 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	0812	CONCRETE C	0	100	0	0	1,657.00	SF	4.00	4.00	100	2021	2021	3	99	6,562	

LAND DESCRIPTION

TOTAL OB/XF 6,562

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 09/27/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS