LOT 61
VILLAGE WALK PHASE 1
PBK 2239/1289

MROZEK MELISE M
83543 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0061-0000

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		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

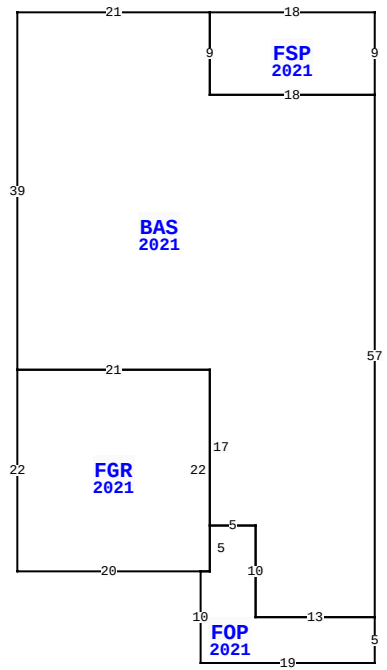
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	2021	1,795	215,947
FGR	462	55	2021	254	30,557
FOP	150	30	2021	45	5,413
FSP	162	40	2021	65	7,820
TOTALS	2,569			2,159	259,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	121.5249	121.52	262,362	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1795 HX Base Yr 2022



83543 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		259,738
TOTAL MARKET OB/XF VALUE		3,650
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,388
SOH/AGL Deduction		152,119
ASSESSED VALUE		186,269
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,547
TOTAL JUST VALUE		338,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008229	NEW CONSTR	249,188	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/0523	5/27/2021	SW	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MROZEK MELISA M						
2479/1540	5/27/2021	SW	U	I	11	100
GRANTOR: D R HORTON INC						
GRANTEE: MROZEK MELISE M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W18 BAS=[YR=2021] W21 S39 FGR=[YR=2021] S22 E20 FOP=[YR=2021] S10 E19 N5 W13 N10 W5 S5 W1$ E1 N22 W21$ E21 S17 E5 S10 E13 N57 W18 N9$ S9 E18 N9$.

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	709.00	SF	5.20	5.20	100	2021	2021	3	99	3,650	

TOTAL OB/XF 3,650

LAND DESCRIPTION

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 06/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS