LOT 62
VILLAGE WALK PHASE 1
PBK 2239/1289

COLEMAN JEAN/PHILIPS JOE P
83551 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0062-0000

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 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

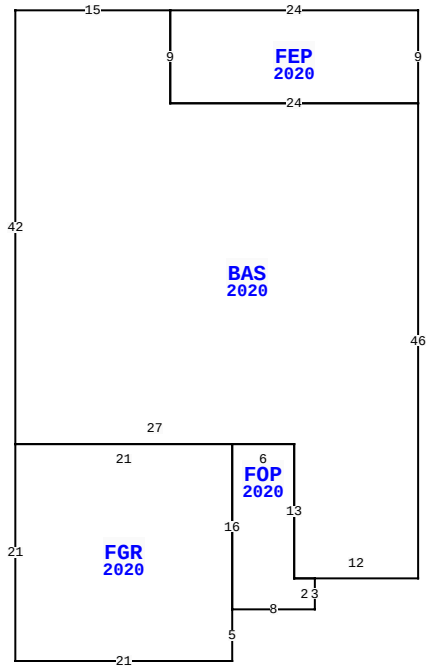
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	2020	1,578	190,483
FEP	216	80	2020	173	20,883
FGR	441	55	2020	243	29,333
FOP	102	30	2020	31	3,742
TOTALS	2,337			2,025	244,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	122.5539	122.55	248,164	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1578 HX Base Yr 2021



83551 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		244,442
TOTAL MARKET OB/XF VALUE		3,353
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		322,795
SOH/AGL Deduction		88,029
ASSESSED VALUE		234,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,044
TOTAL JUST VALUE		322,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902064	NEW CONSTR	225,176	03/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0918	6/29/2020	SW	Q	I	02	257,200
GRANTOR: DR HORTON INC						
GRANTEE: COLEMAN JEAN & JOE						
2329/0518	1/02/2020	SW	Q	V	01	69,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: DR HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2020] W24 BAS=[YR=2020] W15 S42 FGR=[YR=2020] S21 E21 N5 FOP=[YR=2020] E8 N3 W2 N13 W6 S16$ N16 W21$ E27 S13 E12 N46 W24 N9$ S9 E24 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	658.00	SF	5.20	5.20	100	2020	2020	3	98	3,353	

LAND DESCRIPTION

TOTAL OB/XF 3,353

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 02/19/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS