

LOT 63  
VILLAGE WALK PHASE 1  
PBK 2239/1289

GRAHAM HUGH M JR & SHIRLEY L/E/  
83559 WATKINS WALK  
FERNANDINA BEACH, FL 32034

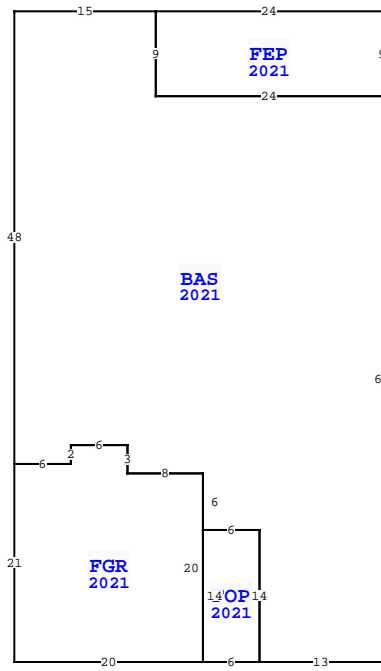
2025

40-2N-27-1101-0063-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	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
BAS	1,967	100	2021
FEP	216	80	2021
FGR	424	55	2021
FOP	84	30	2021
TOTALS	2,691		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022					Heated Area: 1967			HX Base Yr 2022			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			286,069
TOTAL MARKET OB/XF VALUE			3,284
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			364,353
SOH/AGL Deduction			144,953
ASSESSED VALUE			219,400
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			168,678
TOTAL JUST VALUE			364,353
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007085	ADDITION	18,148	09/10/2021
20008218	NEW CONSTR	273,536	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0430	9/12/2022	WD	U	I	11	100
GRANTOR: GRAHAM HUGH MERRITT J						
GRANTEE: GRAHAM LYNDIA RENEE						
2458/0562	4/30/2021	SW	Q	I	02	309,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GRAHAM HUGH MERRITT						

EXTRA FEATURES																
L N	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	638.00	SF	5.20	5.20	100	2021	2021	3	99	3,284	

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

BUILDING NOTES	
83559 WATKINS WALK, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FEP=[YR=2021] W24 BAS=[YR=2021] W15 S48 FGR=[YR=2021] S21 E20 FOP=[YR=2021] E6 N14 W6 S14\$ N20 W8 N3 W6 S2 W6\$ E6 N2 E6 S3 E8 S6 E6 S14 E13 N60 W24 N9\$ S9 E24 N9\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	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							