LOT 64
VILLAGE WALK PHASE 1
PBK 2239/1289

MAHON DEBORAH K/CROCKER DONNA B
83583 WATKINS WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0064-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

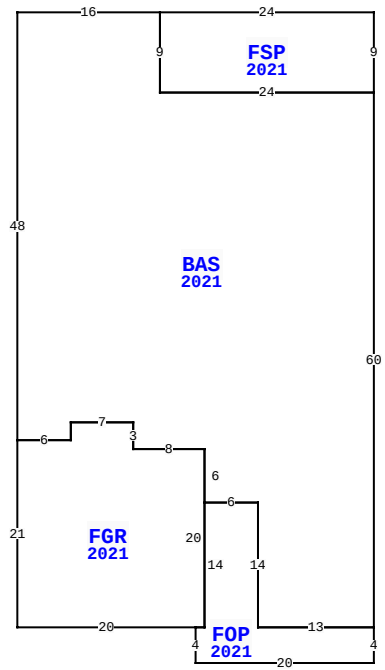
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2021	2,013	246,279
FGR	447	55	2021	246	30,097
FOP	164	30	2021	49	5,994
FSP	216	40	2021	86	10,522
TOTALS	2,840			2,394	292,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,394	123.5829	123.58	295,851	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2013 HX Base Yr 2022



83583 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		292,892
TOTAL MARKET OB/XF VALUE		4,582
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,474
SOH/AGL Deduction		41,549
ASSESSED VALUE		330,925
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,203
TOTAL JUST VALUE		372,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009545	NEW CONSTR	278,085	10/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1192	7/16/2021	SW	Q	I	02	313,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MAHON DEBORAH K & D						
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

FSP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E20 FOP=[YR=2021] S4 E20 N4 W13 N14 W6 S14 W1$ E1 N20 W8 N3 W7 S2 W6$ E6 N2 E7 S3 E8 S6 E6 S14 E13 N60 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	890.00	SF	5.20	5.20	100	2021	2021	3	99	4,582	

LAND DESCRIPTION

TOTAL OB/XF 4,582

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 08/04/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS