LOT 66
VILLAGE WALK PHASE 1
PBK 2239/1289

ELROD WALTER & DONNA
83456 BARKESTONE LANE
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0066-0000

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	13	LVT/LAMNT 70
Interior Floo	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

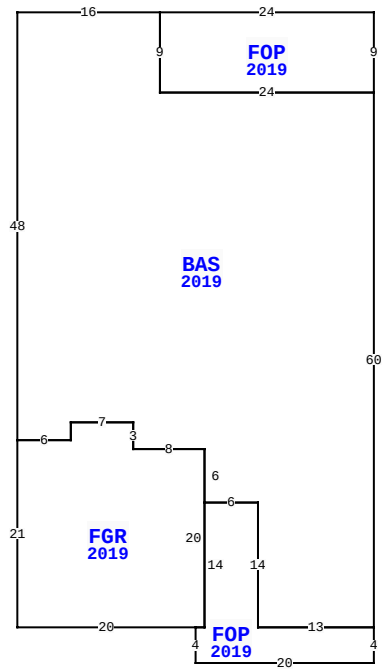
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2019	2,013	220,039
FGR	447	55	2019	246	26,890
FOP	164	30	2019	49	5,356
FOP	216	30	2019	65	7,105
TOTALS	2,840			2,373	259,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	111.5436	111.54	264,684	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2013 HX Base Yr 2021



83456 BARKESTONE LN, 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		259,390
TOTAL MARKET OB/XF VALUE		4,199
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,589
SOH/AGL Deduction		172,249
ASSESSED VALUE		166,340
TOTAL EXEMPTION VALUE	HX HB SX VX	105,722
BASE TAXABLE VALUE		60,618
TOTAL JUST VALUE		338,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903954	NEW CONSTR	269,465	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0852	8/07/2020	SW	Q	I	02	274,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ELROD WALTER & DONN						
2267/1796	4/11/2019	WD	Q	V	05	325,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S21 E20 FOP=[YR=2019] 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	0810	CONCRETE A	0	100	0	0	636.00	SF	6.50	6.50	100	2019	2019	3	97	4,010	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2019	2019	3	97	189	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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 12/04/2019 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS