

LOT 68
VILLAGE WALK PHASE 1
PBK 2239/1289

ROSOWICZ RAYMOND GERARD
83440 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0068-0000



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	13	LVT/LAMMT 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	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	2,067	100	2016	2,067	234,288
FGR	426	55	2019	234	26,523
FOP	110	30	2019	33	3,741
FOP	216	30	2019	65	7,368
FST	21	55	2019	12	1,360
TOTALS	2,840			2,411	273,279

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,411	115.6596	115.66	278,856	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 0% - 2025 Heated Area: 2067 HX Base Yr											
83440 BARKESTONE LN, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU											
XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,279
TOTAL MARKET OB/XF VALUE			3,136
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			351,415
SOH/AGL Deduction			0
ASSESSED VALUE			351,415
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			351,415
TOTAL JUST VALUE			351,415
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002344	NEW CONSTR	274,307	03/08/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2697/215	2/29/2024	WD	Q	I	01
GRANTOR: FORRESTER ROBERT B &					
GRANTEE: ROSOWICZ RAYMOND GE					
2593/0041	9/22/2022	WD	Q	I	01
GRANTOR: MCLEAN GREGORY G					
GRANTEE: FORRESTER ROBERT BR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W24 BAS=[YR=2016] W16 S48 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S4 E20 N4 W13 N5 W6 S5 W1\$ E1 N20 W8 FST=[YR=2019] N3 W7 S3 E7\$ W7 N1 W6\$ E6 N2 E7 S3 E8 S15 E6 S5 E13 N60 W24 N9\$ S9 E24 N9\$.											