LOT 70
VILLAGE WALK PHASE 1
PBK 2239/1289

GIANOTTO GALE M
83424 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0070-0000

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/LAMNT 60
Interior Floo	14	CARPET 40
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

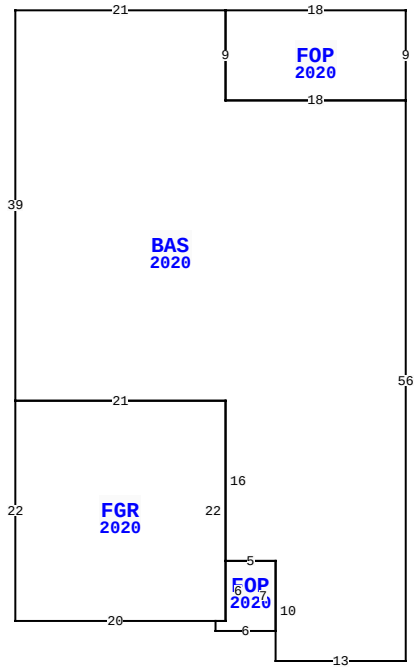
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2020	1,777	198,489
FGR	462	55	2020	254	28,372
FOP	36	30	2020	11	1,228
FOP	162	30	2020	49	5,474
TOTALS	2,437			2,091	233,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	113.3958	113.40	237,119	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1777 HX Base Yr 2021



83424 BARKESTONE LN, 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		233,562
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		312,862
SOH/AGL Deduction		63,687
ASSESSED VALUE		249,175
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		193,453
TOTAL JUST VALUE		312,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008441	CO ISSUED	0	09/15/2020
19009213	NEW CONSTR	246,644	08/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1272	11/05/2020	SW	Q	I	02	277,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GIANOTTO GALE M						
2272/0146	5/02/2019	WD	Q	V	05	455,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W18 BAS=[YR=2020] W21 S39 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S1 E6 N7 W5 S6 W1$ E1 N22 W21$ E21 S16 E5 S10 E13 N56 W18 N9$ S9 E18 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	675.00	SF	6.50	6.50	100	2020	2020	3	98	4,300	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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 02/18/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS