LOT 72
VILLAGE WALK PHASE 1
PBK 2239/1289

RUEDAS CARLOS ECHEVERRY/ECHEVERRY LAUREN
1 GEORGIA AVE APT 3C
BRONXVILLE, NY 10708

2025

40-2N-27-1101-0072-0000

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	11	CLAY TILE 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

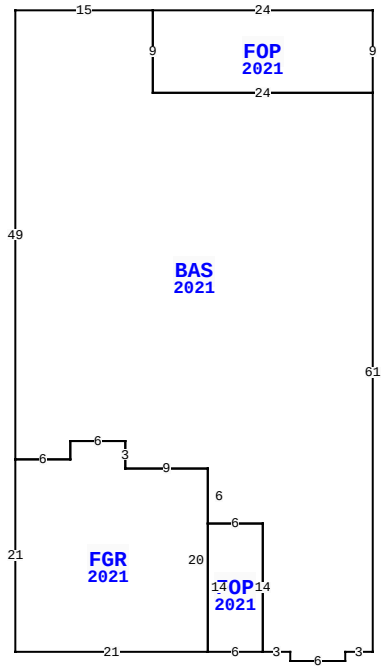
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100	2021	1,992	237,636
FGR	444	55	2021	244	29,108
FOP	84	30	2021	25	2,983
FOP	216	30	2021	65	7,755
TOTALS	2,736			2,326	277,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	120.4959	120.50	280,283	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1992 HX Base Yr



83408 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,480
TOTAL MARKET OB/XF VALUE	2,970
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	355,450
SOH/AGL Deduction	0
ASSESSED VALUE	355,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,450
TOTAL JUST VALUE	355,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010603	NEW CONSTR	271,821	11/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1527	9/17/2021	SW	Q	I	01	337,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RUEDAS CARLOS E & L						
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

FOP=[YR=2021] W24 BAS=[YR=2021] W15 S49 FGR=[YR=2021] S21 E21 FOP=[YR=2021] E6 N14 W6 S14$ N20 W9 N3 W6 S2 W6$ E6 N2 E6 S3 E9 S6 E6 S14 E3 S1 E6 N1 E3 N61 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	0	0	0	577.00	SF	5.20	5.20	100	2021	2021	3	99	2,970	

LAND DESCRIPTION

TOTAL OB/XF 2,970

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/27/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS