

TRACT 15
 LANDSCAPE
 VILLAGE WALK PHASE 1

VILLAGE WALK NASSAU OWNERS ASSOCIATION INC
 463155 SR 200, SUITE 16
 YULEE, FL 32097

2025

40-2N-27-1101-TR15-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100																
DOR CODE 0005 COMMON S/D LANDS																PERMIT NUM				DESCRIPTION		AMT		ISSUED									
MAP NUM						MKT AREA				04																							
NEIGHBORHOOD/LOC 4090.00																SALES DATA																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE	
																						2269/0366		4/05/2019		QC U		V V		11		100	
GRANTOR: PATRIOT RIDGE LLP																GRANTEE: VILLAGE WALK NASSAU																	
2257/0449						2/25/2019				QC U		V V		11												100							
GRANTOR: PATRIOT RIDGE LLP																GRANTEE: VILLAGE WALK OWNERS																	
TOTALS																BLD DATE										LGL DATE		LAND DATE		AG DATE			
EXTRA FEATURES						SPRUCE RUN DR, FERNANDINA BEACH										XF DATE										INC DATE							
L N	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														
LAND DESCRIPTION																		TOTAL OB/XF										0					
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000005	C	COMMON S/D L				0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100													