LOT 83
VILLAGE WALK PHASE 2
PBK 2243/434

HUDSON SUSAN C
83207 YULEECOTE CT
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-27-1102-0083-0000**

## 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 | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

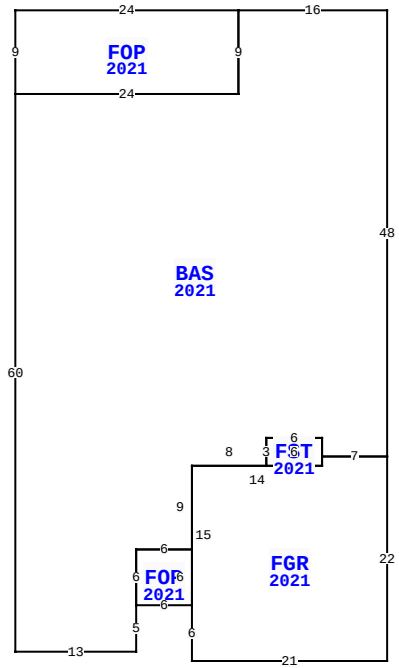
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,033 | 100 | 2021 | 2,033 | 248,726 |
| FGR | 448 | 55 | 2021 | 246 | 30,097 |
| FOP | 36 | 30 | 2021 | 11 | 1,345 |
| FOP | 216 | 30 | 2021 | 65 | 7,953 |
| FST | 18 | 55 | 2021 | 10 | 1,224 |
| TOTALS | 2,751 | | | 2,365 | 289,344 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,365 | 123.5829 | 123.58 | 292,267 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2033 HX Base Yr 2022




83207 YULEECOTE CT, 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 | | 289,344 |
| TOTAL MARKET OB/XF VALUE | | 3,876 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 368,220 |
| SOH/AGL Deduction | | 50,434 |
| ASSESSED VALUE | | 317,786 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 60,722 |
| BASE TAXABLE VALUE | | 257,064 |
| TOTAL JUST VALUE | | 368,220 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 355,139 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20013232 | NEW CONSTR | 281,560 | 01/06/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2501/0351 | 9/28/2021 | SW | Q | I | 01 | 383,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: HUDSON DUNCAN L & S | | | | | | |
| 2394/0219 | 9/17/2020 | WD | Q | V | 05 | 549,200 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W24 S9 E24 N9$ S9 W24 S60 E13 N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7 FST=[YR=2021] N2 W6 S3 E6 N1$ S1 W14 S15$ N6 W6 S6$ N6 E6 N9 E8 N3 E6 S2 E7 N48$.

## 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 | 100 | 0 | 0 | 753.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,876 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,876

| 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 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