LOT 85
VILLAGE WALK PHASE 2
PBK 2243/434

BAQUERA JESUS & YOLANDA
83223 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0085-0000

NASSAU COUNTY PROPERTY

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

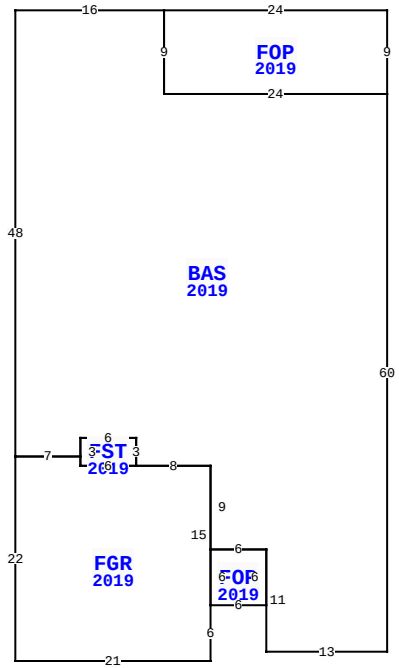
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2019	2,033	246,213
FGR	448	55	2019	246	29,793
FOP	36	30	2019	11	1,332
FOP	216	30	2019	65	7,872
FST	18	55	2019	10	1,211
TOTALS	2,751			2,365	286,422

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	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2033 HX Base Yr 2021



83223 YULEECOTE CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,422
TOTAL MARKET OB/XF VALUE		3,556
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,978
SOH/AGL Deduction		69,530
ASSESSED VALUE		295,448
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		194,726
TOTAL JUST VALUE		364,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002648	CO ISSUED	0	03/24/2020
1902474	NEW CONSTR	279,034	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0797	3/30/2020	SW	Q	I	01	283,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BAQUERA JESUS & YOL						
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=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S22 E21 N6 FOP=[YR=2019] E6 N6 W6 S6$ N15 W8 FST=[YR=2019] N3 W6 S3 E6$ W6 N1 W7$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 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	0810	CONCRETE A	0	100	0	0	519.00	SF	6.50	6.50	100	2019	2019	3	97	3,272	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2019	2019	3	97	284	

LAND DESCRIPTION

TOTAL OB/XF 3,556

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 12/05/2019 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS