

LOT 89
VILLAGE WALK PHASE 2
PBK 2243/434

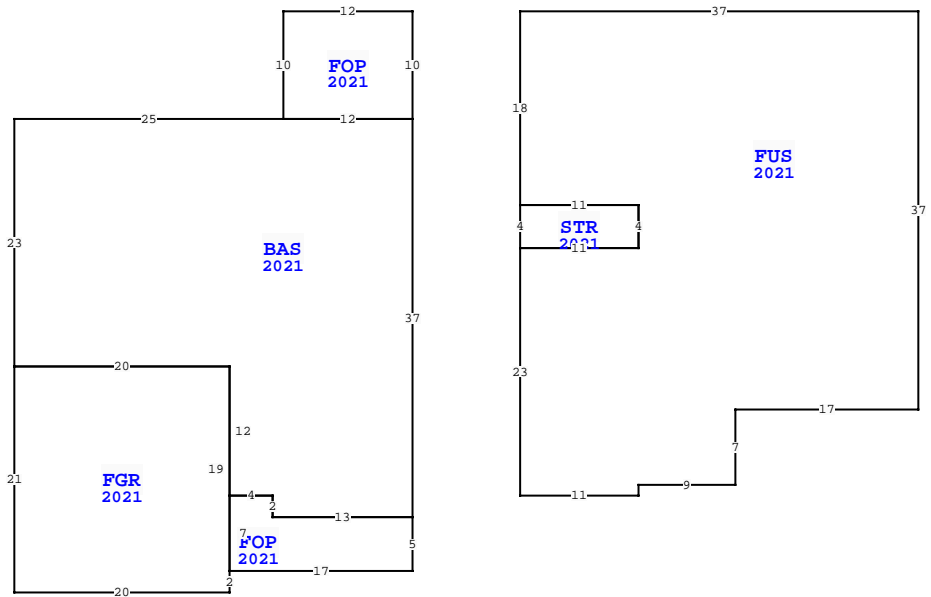
STEINBRENNER DANIELLE L/DYAL STEVEN JEROME
83255 YULEECOTE COURT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0089-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 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
BAS	1,081	100	2021
FGR	420	55	2021
FOP	93	30	2021
FOP	120	30	2021
FUS	1,476	100	2021
STR	44	10	2021
TOTALS	3,234		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,856	115.9725	115.97	331,210	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2557 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			327,898
TOTAL MARKET OB/XF VALUE			3,356
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			406,254
SOH/AGL Deduction			33,138
ASSESSED VALUE			373,116
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			317,394
TOTAL JUST VALUE			406,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003892	CO ISSUED	0	03/31/2021
20008212	NEW CONSTR	330,140	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/809	7/19/2024	WD	Q	I	01	465,000
GRANTOR: FAAS LORI ANN						
GRANTEE: STEINBRENNER DANIEL						
2663/475	7/19/2023	LE	U	I	11	100
GRANTOR: SAGE JAMES						
GRANTEE: FAAS LORI ANN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	652.00	SF	5.20	5.20	100	2021

BUILDING NOTES			
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS											
FOP=[YR=2021] W12 S10 BAS=[YR=2021] W25 S23 FGR=[YR=2021] S21 E20 N2 FOP=[YR=2021] E17 N5 W13 N2 W4 S7\$ N19 W20\$ E20 S12 E4 S2 E13 N37 W12\$ E12 N10\$ PTR=E10 FUS=[YR=2021] S18 STR=[YR=2021] S4 E11 N4 W11\$ E11 S4 W11 S23 E11 N1 E9 N7 E17 N37 W37\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							