LOT 90
VILLAGE WALK PHASE 2
PBK 2243/434

LIVATINO JENNIFER/MAZON JOSHUA
83263 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

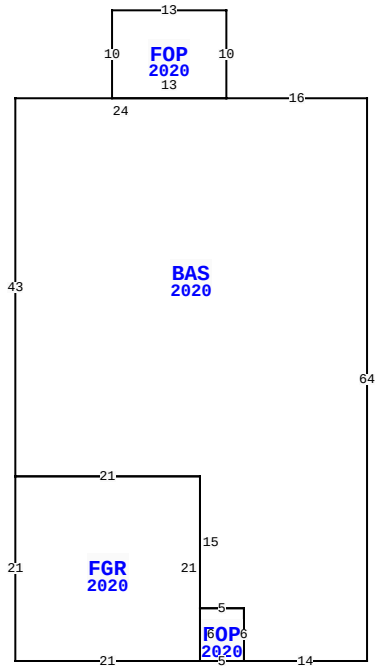
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,089	100	2020	2,089	245,829
FGR	441	55	2020	243	28,596
FOP	30	30	2020	9	1,059
FOP	130	30	2020	39	4,589
TOTALS	2,690			2,380	280,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	119.4669	119.47	284,339	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2089 HX Base Yr 2025



83263 YULEECOTE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	280,074
TOTAL MARKET OB/XF VALUE	3,860
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	358,934
SOH/AGL Deduction	0
ASSESSED VALUE	358,934
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	308,212
TOTAL JUST VALUE	358,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011079	CO ISSUED	0	11/13/2020
20003443	NEW CONSTR	273,271	06/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/703	1/31/2024	WD	Q	I	01	395,000
GRANTOR: REZENDES ROBERT & DEN						
GRANTEE: LIVATINO JENNIFER						
2419/1589	12/21/2020	SW	Q	I	01	303,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REZENDES ROBERT & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FOP=[YR=2020] N10 W13 S10 E13$ W24 S43 FGR=[YR=2020] S21 E21 FOP=[YR=2020] E5 N6 W5 S6$ N21 W21$ E21 S15 E5 S6 E14 N64$.

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	606.00	SF	6.50	6.50	100	2020	2020	3	98	3,860	

LAND DESCRIPTION

TOTAL OB/XF 3,860

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	000134	C	RES POND	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 11/03/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS