LOT 92
VILLAGE WALK PHASE 2
PBK 2243/434

CONWAY RYAN L & EILISH
3200 WHITE CEDAR DR
CHESAPEAKE, VA 23323

2025

40-2N-27-1102-0092-0000

BUILDING CHARACTERISTICS

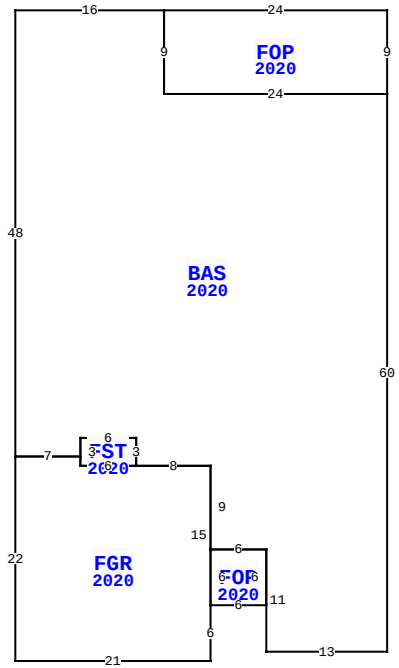
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2020	2,033	247,469
FGR	448	55	2020	246	29,945
FOP	36	30	2020	11	1,339
FOP	216	30	2020	65	7,913
FST	18	55	2020	10	1,217
TOTALS	2,751			2,365	287,883

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	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2033 HX Base Yr



83279 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	287,883
TOTAL MARKET OB/XF VALUE	3,226
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	366,109
SOH/AGL Deduction	0
ASSESSED VALUE	366,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,109
TOTAL JUST VALUE	366,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002238	CO ISSUED	0	03/12/2020
19009214	NEW CONSTR	276,304	08/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1155	3/26/2020	SW	Q	I	01	278,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CONWAY RYAN L & EIL						
2291/0533	7/18/2019	WD	Q	V	05	520,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S22 E21 N6 FOP=[YR=2020] E6 N6 W6 S6$ N15 W8 FST=[YR=2020] 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	0811	CONCRETE B	0	0	0	0	633.00	SF	5.20	5.20	100	2020	2020	3	98	3,226	

LAND DESCRIPTION

TOTAL OB/XF 3,226

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/18/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS