LOT 94
VILLAGE WALK PHASE 2
PBK 2243/434

CARLOW WILLIAM A & SUSAN P L/E/
83290 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0094-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

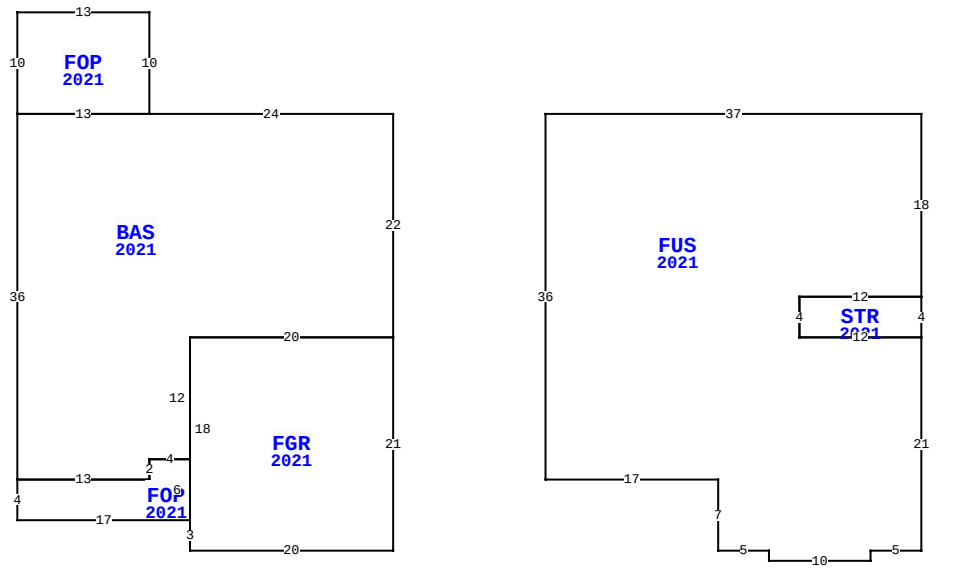
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	2021	1,044	123,459
FGR	420	55	2021	231	27,317
FOP	76	30	2021	23	2,720
FOP	130	30	2021	39	4,612
FUS	1,434	100	2021	1,434	169,578
STR	48	10	2021	5	591
TOTALS	3,152			2,776	328,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,776	119.4480	119.45	331,593	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2478 HX Base Yr 2022



83290 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		328,277
TOTAL MARKET OB/XF VALUE		3,156
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,433
SOH/AGL Deduction		44,501
ASSESSED VALUE		361,932
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,210
TOTAL JUST VALUE		406,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012385	NEW CONSTR	330,140	12/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1299	5/26/2023	WD	U	I	11	100
GRANTOR: CARLOW WILLIAM A & SU						
GRANTEE: CARLOW FAMILY REVOC						
2501/1871	9/30/2021	SW	Q	I	02	345,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARLOW SUSAN PRUSSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FOP=[YR=2021] N10 W13 S10 E13$ W13 S36 FOP=[YR=2021] S4 E17 FGR=[YR=2021] S3 E20 N21 W20 S18 $ N6 W4 S2 W13$ E13 N2 E4 N12 E20 N22$ PTR=E15 FUS=[YR=2021] E37 S18 STR=[YR=2021] S4 W12 N4 E12$ W12 S4 E12 S21 W5 S1 W10 N1 W5 N7 W17 N36$ W15$.

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	613.00	SF	5.20	5.20	100	2021	2021	3	99	3,156	

LAND DESCRIPTION

TOTAL OB/XF 3,156

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 09/28/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS