LOT 104
VILLAGE WALK PHASE 2
PBK 2243/434

SHV HOMES I LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30304

2025

40-2N-27-1102-0104-0000

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 100
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

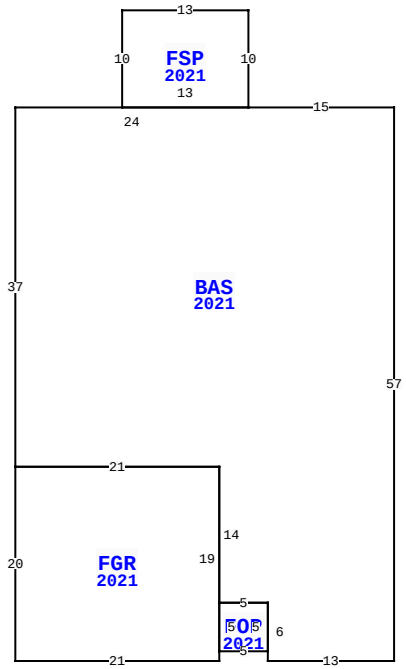
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	2021	1,773	220,356
FGR	420	55	2021	231	28,710
FOP	25	30	2021	8	994
FSP	130	40	2021	52	6,463
TOTALS	2,348			2,064	256,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	125.5380	125.54	259,115	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1773 HX Base Yr



83348 CHAPEL 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	256,524
TOTAL MARKET OB/XF VALUE	5,302
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	336,826
SOH/AGL Deduction	0
ASSESSED VALUE	336,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,826
TOTAL JUST VALUE	336,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002080	CO ISSUED	0	02/22/2021
20004855	NEW CONSTR	243,774	08/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/1685	6/16/2022	WD	Q	I	01	412,900
GRANTOR: CAPIZZI NICHOLAS R &						
GRANTEE: SHV HOMES 1 LLC						
2440/1804	3/05/2021	SW	Q	I	01	275,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CAPIZZI NICHOLAS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] N10 W13 S10 E13$ W24 S37
FGR=[YR=2021] S20 E21 N1 FOP=[YR=2021] E5 N5 W5 S5$ N19 W21$
E21 S14 E5 S6 E13 N57 $.

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	1,030.00	SF	5.20	5.20	100	2021	2021	3	99	5,302	

LAND DESCRIPTION

TOTAL OB/XF 5,302

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	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 03/17/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS