LOT 105
VILLAGE WALK PHASE 2
PBK 2243/434

ROMERO TANIT
83340 CHAPEL COURT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

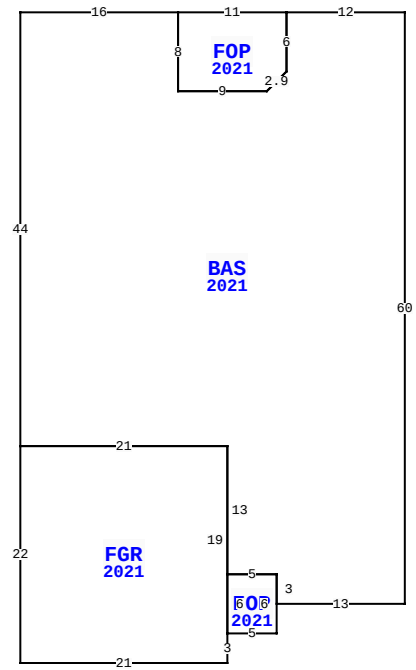
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,903	100	2021	1,903	227,019
FGR	462	55	2021	254	30,301
FOP	30	30	2021	9	1,074
FOP	86	30	2021	26	3,102
TOTALS	2,481			2,192	261,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	120.4959	120.50	264,136	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1903 HX Base Yr 2025



83340 CHAPEL CT, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,495
TOTAL MARKET OB/XF VALUE		3,140
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		339,635
SOH/AGL Deduction		0
ASSESSED VALUE		339,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,913
TOTAL JUST VALUE		339,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012393	NEW CONSTR	259,090	12/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1688	3/20/2024	WD	Q	I	02	382,500
GRANTOR: LINTHICUM JESSICA S						
GRANTEE: ROMERO TANIT						
2658/1992	8/01/2023	QC	U	I	11	100
GRANTOR: LINTHICUM JESSICA S &						
GRANTEE: LINTHICUM JESSICA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 FOP=[YR=2021] W11 S8 E9 U2 R2 N6$ S6 D2 L2 W9 N8 W16 S44 FGR=[YR=2021] S22 E21 N3 FOP=[YR=2021] E5 N6 W5 S6$ N19 W21$ E21 S13 E5 S3 E13 N60$.

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	610.00	SF	5.20	5.20	100	2021	2021	3	99	3,140	

LAND DESCRIPTION

TOTAL OB/XF 3,140

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 09/27/2021 BY JH Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS