LOT 108
VILLAGE WALK PHASE 2
PBK 2243/434

GHIZONI FAMILY REV LIV TRUST/GHIZONI ESTEVAO TRUST
4046 BETHANY MANOR DR
SNELLVILLE, GA 30019

2025

40-2N-27-1102-0108-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

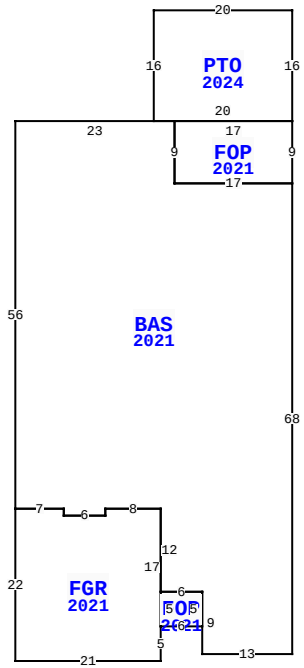
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,438	100	2021	2,438	280,028
FGR	456	55	2021	251	28,830
FOP	30	30	2021	9	1,034
FOP	153	30	2021	46	5,284
PTO	320	5	2024	16	1,837
TOTALS	3,397			2,760	317,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,760	116.0208	116.02	320,215	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2438 HX Base Yr



83316 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	317,013
TOTAL MARKET OB/XF VALUE	9,185
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	401,198
SOH/AGL Deduction	0
ASSESSED VALUE	401,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,198
TOTAL JUST VALUE	401,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008220	NEW CONSTR	325,591	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/0077	5/07/2021	SW	Q	I	01	315,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GHIZONI FAMILY REVO						
2373/0201	7/02/2020	WD	Q	V	05	475,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

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	672.00	SF	5.20	5.20	100	2021	2021	3	99	3,459	
2	0476	VF 6 SBPL	0	0	0	0	162.00	LF	32.00	32.00	100	2024	2023		99	5,132	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-17,-9] W23 S56 E7 S1 E6 N1 E8 S12 E6 S9 E13 N68 W17 N9 $
FGR=[YR=2021;ORIG=-40,47] S22 E21 N5 N17 W8 S1 W6 N1 W7 $
FOP=[YR=2021;ORIG=0,0] N9 W17 S9 E17 $
FOP=[YR=2021;ORIG=-19,64] E6 N5 W6 S5 $
PTO=[YR=2024;ORIG=0,-9] W20 N16 E20 S16 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,185

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 01/19/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS