LOT 112
VILLAGE WALK PHASE 2
PBK 2243/434

DRINNON KYNAN T
83226 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0112-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

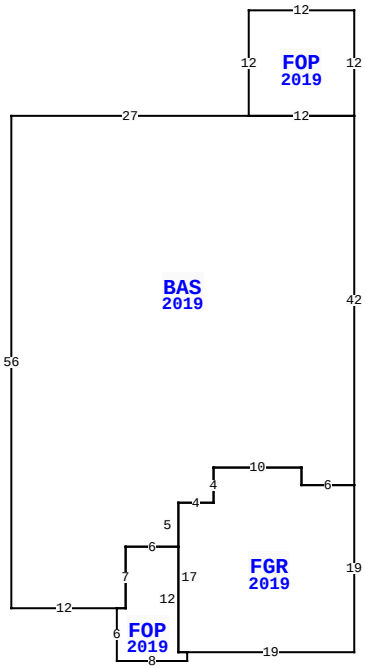
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	2019	1,850	220,316
FGR	392	55	2019	216	25,723
FOP	85	30	2019	26	3,097
FOP	144	30	2019	43	5,121
TOTALS	2,471			2,135	254,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,135	121.5249	121.52	259,445	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1850 HX Base Yr 2021



83226 YULEECOTE 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		254,256
TOTAL MARKET OB/XF VALUE		2,784
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		332,040
SOH/AGL Deduction		64,461
ASSESSED VALUE		267,579
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		211,857
TOTAL JUST VALUE		332,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002998	NEW CONSTR	247,253	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2326/1235	12/18/2019	SW	Q	I	01	248,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRINNON KYNAN T						
2255/0349	2/12/2019	WD	Q	V	05	390,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S12 BAS=[YR=2019] W27 S56 E12
FOP=[YR=2019] S6 E8 N1 FGR=[YR=2019] E19 N19 W6 N2 W10 S4 W4 S17 E1$ W1 N12 W6 S7 W1 $ E1 N7 E6 N5E4 N4 E10 S2 E6 N42 W12 $E12 N12 $.

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	552.00	SF	5.20	5.20	100	2019	2019	3	97	2,784	

LAND DESCRIPTION

TOTAL OB/XF 2,784

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 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