LOT 114
VILLAGE WALK PHASE 2
PBK 2243/434

SANDERS MARIA TRUST/SANDERS MARIA TRUSTEE
1252 REGENT ST
ALAMEDA, CA 94501

2025

40-2N-27-1102-0114-0000

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

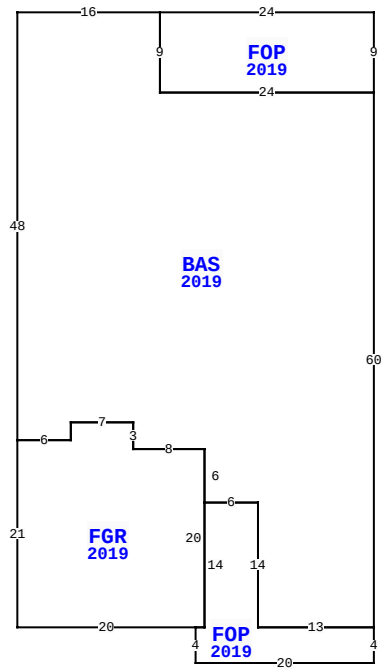
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2019	2,013	235,683
FGR	447	55	2019	246	28,802
FOP	164	30	2019	49	5,737
FOP	216	30	2019	65	7,611
TOTALS	2,840			2,373	277,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	119.4669	119.47	283,502	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2013 HX Base Yr



83210 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	277,832
TOTAL MARKET OB/XF VALUE	6,895
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	359,727
SOH/AGL Deduction	0
ASSESSED VALUE	359,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,727
TOTAL JUST VALUE	359,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012999	CO ISSUED	0	12/27/2019
19009211	NEW CONSTR	273,808	08/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2749/215	10/22/2024	WD	Q	I	02	423,900
GRANTOR: CORLEY HUGH & MORIE						
GRANTEE: SANDERS MARIA TRUST						
2329/1654	12/31/2019	SW	Q	I	01	281,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CORLEY HUGH & MORIE						

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	688.00	SF	5.20	5.20	100	2019	2019	3	97	3,470	
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
3	0476	VF 6 SBPL	0	0	0	0	84.00	LF	32.00	32.00	100	2024	2023		99	2,661	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S4 E20 N4 W13 N14 W6 S14 W1$ E1 N20 W8 N3 W7 S2 W6$ E6 N2 E7 S3 E8 S6 E6 S14 E13 N60 W24 N9 $ S9 E24 N9$.

LAND DESCRIPTION

TOTAL OB/XF 6,895

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 01/29/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS