

LOT 117
VILLAGE WALK PHASE 2
PBK 2243/434

CROSS NATHANIEL JON & ELIZABETH UNGER
83109 VILLAGE WALK
FERNANDNA BEACH, FL 32034

2025

40-2N-27-1102-0117-0000



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 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	1,578	100	2020	1,578	190,483
FGR	441	55	2020	243	29,333
FOP	186	30	2020	56	6,760
FOP	216	30	2020	65	7,847
TOTALS	2,421			1,942	234,422

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	571.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	122.5539	122.55	237,992	2020	2020	0	0	0	1.50	98.50
1 SINGLE FAM - 0% - 0 Heated Area: 1578 HX Base Yr												
83109 VILLAGE WALK, FERNANDINA BEACH												
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU												
XF DATE INC DATE												
AG DATE												

L N	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	571.00	SF	5.20	5.20	100	2020	2020	3	98	2,910	

TOTAL OB/XF										2,910							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										234,422				
TOTAL MARKET OB/XF VALUE										2,910				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										312,332				
SOH/AGL Deduction										0				
ASSESSED VALUE										312,332				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										312,332				
TOTAL JUST VALUE										312,332				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										301,786				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007306	CO ISSUED	0	08/14/2020
B200219	NEW CONSTR	227,022	01/10/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2385/1324	8/19/2020	SW	Q	I	01	259,200	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: CROSS NATHANIEL JON							
2331/0906	1/09/2020	WD	Q	V	05	664,100	
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W15 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S46 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19\$ N19 W6 S13 W12\$ E12 N13 E27 N42\$.									