LOT 118
VILLAGE WALK PHASE 2
PBK 2243/434

PUNTO ELSA/PUNTO ALEXIS & HELMAT MIRANDA
83117 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0118-0000

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

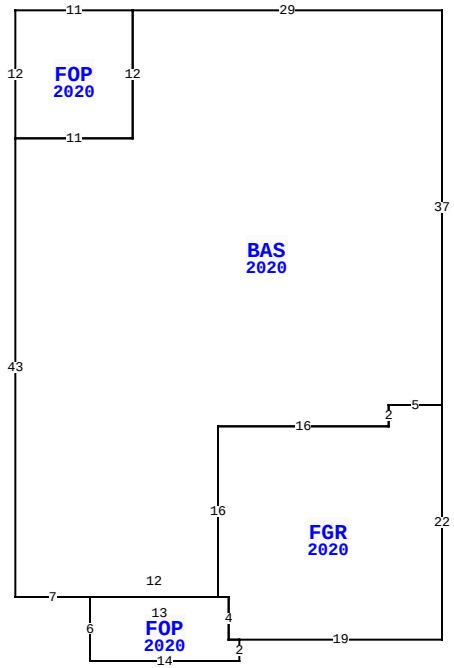
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2020	1,722	206,118
FGR	426	55	2020	234	28,009
FOP	80	30	2020	24	2,872
FOP	132	30	2020	40	4,788
TOTALS	2,360			2,020	241,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	121.5249	121.52	245,470	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1722 HX Base Yr 2022



83117 VILLAGE WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,788
TOTAL MARKET OB/XF VALUE		2,879
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		319,667
SOH/AGL Deduction		49,019
ASSESSED VALUE		270,648
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,926
TOTAL JUST VALUE		319,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008410	CO ISSUED	0	09/14/2020
20000214	NEW CONSTR	234,144	01/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1377	12/17/2021	WD	Q	I	01	360,000
GRANTOR: EICHLER TIMOTHY MARK						
GRANTEE: PUNTO ELSA ET AL						
2393/0230	9/15/2020	SW	Q	I	01	274,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: EICHLER TIMOTHY MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W29 FOP=[YR=2020] W11 S12 E11 N12$ S12 W11 S43 E7 FOP=[YR=2020] S6 E14 N2FGR=[YR=2020] E19 N22 W5 S2 W16 S16 E1 S4 E1$ W1 N4 W13 $ E12 N16 E16 N2 E5 N37 $.

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	565.00	SF	5.20	5.20	100	2020	2020	3	98	2,879	

LAND DESCRIPTION

TOTAL OB/XF 2,879

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 09/21/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS