LOT 119
VILLAGE WALK PHASE 2
PBK 2243/434

ALBERT JASON & CYNTHIA
83125 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0119-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

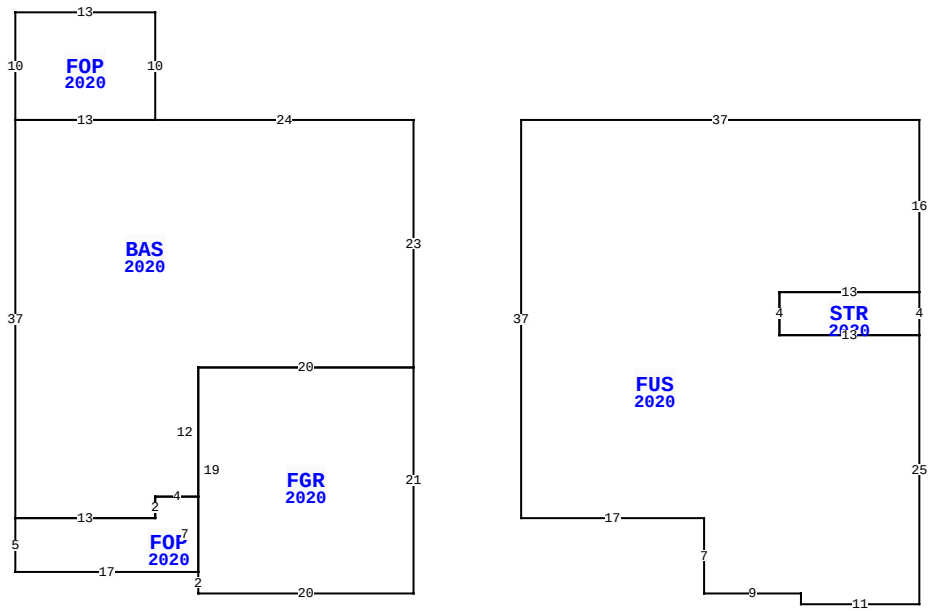
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2020	1,081	123,484
FGR	420	55	2020	231	26,387
FOP	93	30	2020	28	3,198
FOP	130	30	2020	39	4,455
FUS	1,468	100	2020	1,468	167,690
STR	52	10	2020	5	571
TOTALS	3,244			2,852	325,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,852	115.9725	115.97	330,746	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2549 HX Base Yr 2021



83125 VILLAGE WALK, 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		325,785
TOTAL MARKET OB/XF VALUE		4,566
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		405,351
SOH/AGL Deduction		76,677
ASSESSED VALUE		328,674
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,952
TOTAL JUST VALUE		405,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008976	CO ISSUED	0	09/29/2020
20000228	NEW CONSTR	339,588	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/1998	9/29/2020	SW	Q	I	02	322,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ALBERT JASON & CYNT						
2331/0906	1/09/2020	WD	Q	V	05	664,100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] N10 W13 S10 E13$ W13 S37 FOP=[YR=2020] S5 E17 FGR=[YR=2020] S2 E20 N21 W20 S19 $ N7 W4 S2 W13$ E13 N2 E4 N12 E20 N23$ PTR=E10 FUS=[YR=2020] S37 E17 S7 E9 S1 E11 N25 STR=[YR=2020] N4 W13 S4 E13$ W13 N4 E13 N16 W37$ W10$.

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	896.00	SF	5.20	5.20	100	2020	2020	3	98	4,566	

LAND DESCRIPTION

TOTAL OB/XF 4,566

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