

LOT 123
VILLAGE WALK PHASE 2
PBK 2243/434

BRANUM DENNIS A & JANET M
83106 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0123-0000



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
BAS	1,903	100
FGR	462	55
FOP	30	30
FOP	86	30
PTO	40	5
UOP	72	20
USP	252	30
TOTALS	2,845	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,284	121.5249	121.52	277,552	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2024 Heated Area: 1903 HX Base Yr 2024											
BLD DATE	03/13/2023					NW	LGL DATE				
XF DATE							LAND DATE	04/24/2024			
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	273,389		
TOTAL MARKET OB/XF VALUE	3,970		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	352,359		
SOH/AGL Deduction	2,436		
ASSESSED VALUE	349,923		
TOTAL EXEMPTION VALUE	HX HB DX 55,722		
BASE TAXABLE VALUE	294,201		
TOTAL JUST VALUE	352,359		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	340,061		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009267	SCRN ROOM	10,789	07/20/2023
20008306	CO ISSUED	0	09/10/2020
20000222	NEW CONSTR	258,946	01/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0231	1/23/2023	WD	Q	I	02	410,000
GRANTOR: CAMPIONE CHRISTOPHER						
GRANTEE: BRANUM DENNIS A & J						
2391/1942	9/10/2020	SW	Q	I	01	277,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CAMPIONE CHRISTOPHE						

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0 0	779.00	SF	5.20	5.20	100	2020	2020	3	98	3,970

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2020;ORIG=0,0] W12 S6 D2L2 W9 N8 W16 S44 E21 S13 E5 S3 E13 N60 \$														
FGR=[YR=2020;ORIG=-39,44] S22 E21 N3 N19 W21 \$														
FOP=[YR=2020;ORIG=-12,0] W11 S8 E9 U2R2 N6 \$														
FOP=[YR=2020;ORIG=-18,63] E5 N6 W5 S6 \$														
USP=[YR=2024;ORIG=-24,0] E21 N12 W21 S12 \$														
UOP=[YR=2024;ORIG=-24,-12] W6 S12 E6 N12 \$														
PTO=[YR=2024;ORIG=-24,-12] W6 S12 W2 N14 E8 S2 \$														

LAND DESCRIPTION										TOTAL OB/XF										3,970									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000135	C	RES NATURAL	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		12/08/2023		BY	NW		Total Acres: 0.00		Total Land Value: 75,000					Market: 0		Agricultural: 0		Common: 75,000		PRINTED 07/30/2025 BY SYS									