LOT 124
VILLAGE WALK PHASE 2
PBK 2243/434

ASTLE CHARLEEN & THOMAS L/E/
83098 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0124-0000

BUILDING CHARACTERISTICS

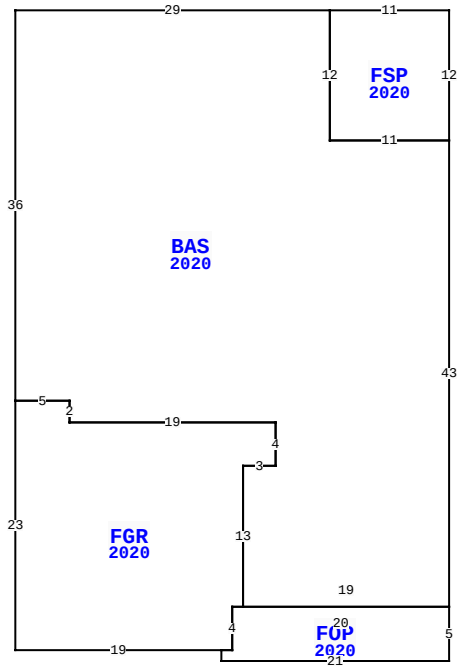
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,689	100	2020	1,689	202,168
FGR	459	55	2020	252	30,164
FOP	101	30	2020	30	3,591
FSP	132	40	2020	53	6,344
TOTALS	2,381			2,024	242,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	121.5249	121.52	245,956	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1689 HX Base Yr 2024



83098 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		242,267
TOTAL MARKET OB/XF VALUE		3,231
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		320,498
SOH/AGL Deduction		1,922
ASSESSED VALUE		318,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,854
TOTAL JUST VALUE		320,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000303	CO ISSUED	0	07/27/2020
20000303	NEW CONSTR	234,820	01/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1038	9/06/2023	LE	U	I	11	100
GRANTOR: ASTLE CHARLEEN & THOM						
GRANTEE: ASTLE JAMES CHARLES						
2665/1036	9/06/2023	WD	Q	I	02	370,000
GRANTOR: CARTER JUANITA LAVONN						
GRANTEE: ASTLE CHARLEEN & TH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W11 BAS=[YR=2020] W29 S36 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S1 E21 N5 W20 S4 W1$ E1 N4 E1 N13 E3 N4 W19 N2 W5$ E5 S2 E19 S4 W3 S13 E19 N43 W11 N12$ S12 E11 N12$.

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	634.00	SF	5.20	5.20	100	2020	2020	3	98	3,231	

LAND DESCRIPTION

TOTAL OB/XF 3,231

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	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 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