LOT 125
VILLAGE WALK PHASE 2
PBK 2243/434

MCGRATH ANITA JILL & EDWIN P
83090 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0125-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

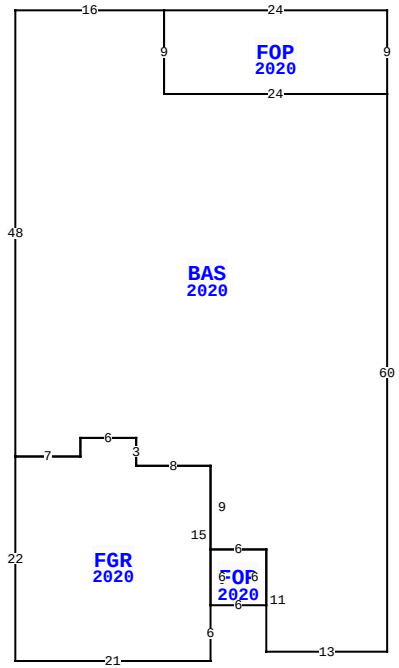
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2020	2,033	247,469
FGR	466	55	2020	256	31,161
FOP	36	30	2020	11	1,339
FOP	216	30	2020	65	7,913
TOTALS	2,751			2,365	287,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	123.5829	123.58	292,267	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2033 HX Base Yr 2021



83090 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		287,883
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		366,083
SOH/AGL Deduction		70,615
ASSESSED VALUE		295,468
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,746
TOTAL JUST VALUE		366,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006777	CO ISSUED	0	07/31/2020
20000210	NEW CONSTR	276,072	01/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/1606	7/31/2020	SW	Q	I	02	293,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCGRATH ANITA JILL						
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

FOP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S22 E21 N6 FOP=[YR=2020] E6 N6 W6 S6$ N15 W8 N3 W6 S2 W7$ E7 N2 E6 S3 E8 S9 E6 S11 E13 N60 W24 N9$ S9 E24 N9$.

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	628.00	SF	5.20	5.20	100	2020	2020	3	98	3,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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