

LOT 127
VILLAGE WALK PHASE 2
PBK 2243/434

GRAY STEFAN JAMES & MARY ELIZABETH
83074 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0127-0000



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		20 100
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	214,854
FGR	426	55	2020	234	29,196
FOP	122	30	2020	37	4,617
FSP	132	40	2020	53	6,613
TOTALS	2,402			2,046	255,279

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 100	0 0	612.00	SF	6.50	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,046	126.6699	126.67	259,167	2020	2020	0	0
1 SINGLE FAM - 100% - 2021									
Heated Area: 1722									
HX Base Yr 2021									
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU									
XF DATE INC DATE									
AG DATE									

TOTAL OB/XF									
3,898									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,279	
TOTAL MARKET OB/XF VALUE		3,898	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		334,177	
SOH/AGL Deduction		66,499	
ASSESSED VALUE		267,678	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		216,956	
TOTAL JUST VALUE		334,177	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006925	CO ISSUED	0	08/05/2020
19002493	NEW CONSTR	235,057	03/27/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2383/0771	8/07/2020	SW	Q	I	02
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: GRAY STEFAN JAMES &					
2291/0533	7/18/2019	WD	Q	V	05
GRANTOR: PATRIOT RIDGE LLP					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2020] W11 BAS=[YR=2020] W29 S37 FGR=[YR=2020] S22 E19 FOP=[YR=2020] S2 E21 N6 W20 S4 W1\$ E1 N4 E1 N16 W16 N2 W5\$ E5 S2 E16 S16 E19 N43 W11 N12\$ S12 E11 N12\$.									