

LOT 128
VILLAGE WALK PHASE 2
PBK 2243/434

LISTOR HEIDI E & STEVEN LLOYD
95245 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0128-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																																					
Exterior Wall	31	HARDIE BRD 100	0100	01	1,839	129.1500	129.15	237,507	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD																																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024														Heated Area: 1564																																				
Roof Cover	03	COMP SHNGL 100															HX Base Yr																																				
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																																				
Interior Floo	11	CLAY TILE 100															Tax Group: 4												Tax Dist:																								
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												235,132																								
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												3,346																								
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												75,000																								
Bathrooms	2	100															TOTAL MARKET VALUE												313,478																								
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												0																								
Stories	1.	1. 100															ASSESSED VALUE												313,478																								
Units	0	100															TOTAL EXEMPTION VALUE												0																								
Occupancy	00	NONE 100															BASE TAXABLE VALUE												313,478																								
Quality			04	Quality Level 04			TOTAL JUST VALUE												313,478																																		
DOR CODE			0100	SINGLE FAMILY			NCON VALUE												0																																		
MAP NUM			MKT AREA			04			INCOME VALUE																																												
NEIGHBORHOOD/LOC			4090.00			PREVIOUS YEAR MKT VALUE												302,845																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM												DESCRIPTION												AMT												ISSUED											
BAS	1,564	100	2021	1,564	199,971	21001966												CO ISSUED												0												02/19/2021											
FGR	400	55	2021	220	28,129	20008051												NEW CONSTR												214,916												09/02/2020											
FOP	62	30	2021	19	2,429																																																
FOP	120	30	2021	36	4,603																																																
TOTALS			2,146			1,839	235,132	BLD DATE 03/13/2023 NW												LGL DATE												04/24/2024 MLU																					
EXTRA FEATURES			83066 VILLAGE WALK, FERNANDINA BEACH														XF DATE												LAND DATE												AG DATE												
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	NOTES																																				
1	0811	CONCRETE B	0	0	0	0	650.00	SF	5.20	5.20	100	2021	2021	3	99	3,346																																					
BUILDING DIMENSIONS																		BAS=[YR=2021] W27 FOP=[YR=2021] N10 W12 S10 E12\$ W12 S48 E12												FOP=[YR=2021] S2 E7 FGR=[YR=2021] S5 E20 N20 W20 S15\$ N10 W6												S8 W1\$ E1 N8 E6 N5 E20 N35\$.											
LAND DESCRIPTION																		TOTAL OB/XF												3,346																							
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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																				
REVIEW DATE 02/09/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																																					