LOT 131
VILLAGE WALK PHASE 2
PBK 2243/434

COLE DOUGLAS A & SHERRIE D JOINT REVOCABLE TRUST/C
83042 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0131-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

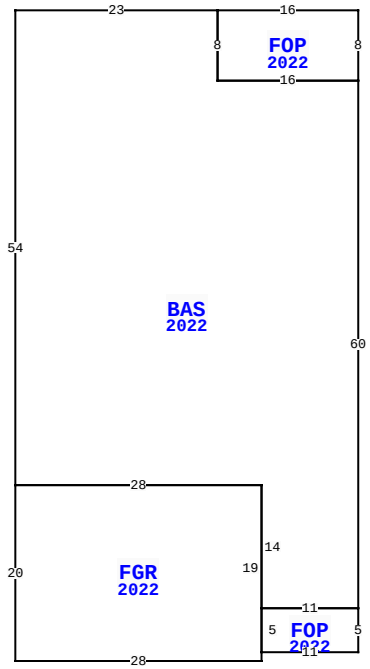
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2022	2,132	256,598
FGR	560	55	2022	308	37,070
FOP	55	30	2022	16	1,925
FOP	128	30	2022	38	4,573
TOTALS	2,875			2,494	300,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	120.9600	120.96	301,674	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2132 HX Base Yr 2023



83042 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		300,166
TOTAL MARKET OB/XF VALUE		4,419
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		379,585
SOH/AGL Deduction		58,309
ASSESSED VALUE		321,276
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,554
TOTAL JUST VALUE		379,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014713	CO ISSUED	0	09/27/2022
21017393	NEW CONSTR	357,355	12/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1604	10/07/2022	SW	Q	I	01	447,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COLE DOUGLAS A & SH						
2394/0219	9/17/2020	WD	Q	V	05	549,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5$ N19 W28$ E28 S14 E11 N60 W16 N8$ S8 E16 N8$.

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	0812	CONCRETE C	0	100	0	0	1,116.00	SF	4.00	4.00	100	2022	2022	3	99	4,419	

LAND DESCRIPTION

TOTAL OB/XF 4,419

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 09/12/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS