

LOT 132
VILLAGE WALK PH 3 OR 2430/199

THOMPSON THOMAS G & DEBORAH S
82982 THOMPSON LN
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0132-0000



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												
Exterior Wall		31	HARDIE BRD 100		0100	01	2,036	122.5539	122.55	249,512	2022	2022	0	0	0	0.50	99.50	4												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023														Heated Area: 1591					HX Base Yr 2023						
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	1,591	100	2022	1,591	194,002																									
FGR	441	55	2022	243	29,631																									
FOP	173	30	2022	52	6,341																									
FOP	216	30	2022	65	7,926																									
UOP	425	20	2022	85	10,365																									
TOTALS		2,846			2,036	248,264																								
EXTRA FEATURES					82982 THOMPSON LN, FERNANDINA BEACH																									
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	0810	CONCRETE A	0	100	0	0	641.00	SF	6.50	6.50	100	2022	2022	3	99	4,125														
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294														
3	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2022	2022	3	98	3,199														
4	0911	SCRN RM A	0	100	25	17	425.00	SF	17.50	17.50	100	2022	2022	3	93	6,917														