LOT 134
VILLAGE WALK PH 3 OR 2430/199

SYDNOR JAKE & MOLLY
82966 THOMPSON LN
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0134-0000

BUILDING CHARACTERISTICS

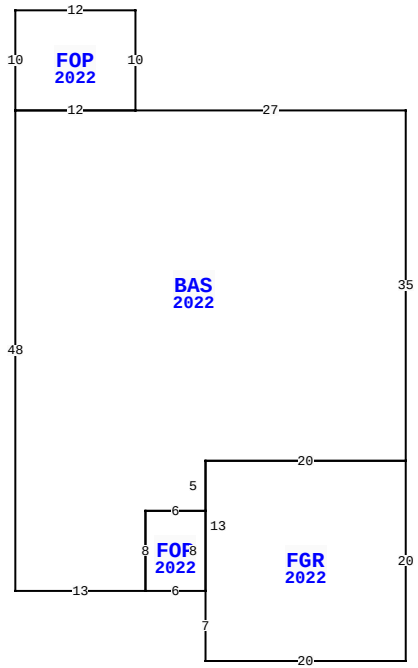
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,564	100	2022	1,564	194,616
FGR	400	55	2022	220	27,375
FOP	48	30	2022	14	1,742
FOP	120	30	2022	36	4,479
TOTALS	2,132			1,834	228,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	125.0550	125.06	229,360	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1564 HX Base Yr 2025



82966 THOMPSON LN, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,213
TOTAL MARKET OB/XF VALUE		3,619
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		306,832
SOH/AGL Deduction		20,540
ASSESSED VALUE		286,292
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,570
TOTAL JUST VALUE		306,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009753	CO ISSUED	0	06/24/2022
21015482	NEW CONSTR	229,055	11/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1717	11/22/2024	WD	Q	I	01	406,000
GRANTOR: HALL CHANDLER LYNN &						
GRANTEE: SYDNOR JAKE & MOLLY						
2574/1224	6/29/2022	SW	Q	I	01	338,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HALL CHANDLER LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FOP=[YR=2022] N10 W12 S10 E12$ W12 S48 E13 FOP=[YR=2022] E6 FGR=[YR=2022] S7 E20 N20 W20 S13$ N8 W6 S8$ N8 E6 N5 E20 N35$.

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	703.00	SF	5.20	5.20	100	2022	2022	3	99	3,619	

LAND DESCRIPTION

TOTAL OB/XF 3,619

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	000100	C	RES	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 06/22/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS