LOT 194
VILLAGE WALK PH 3 OR 2430/199

GOLDMAN THOMAS WILLIAM & MELISSA PAULINO
82830 STATION CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0194-0000

BUILDING CHARACTERISTICS

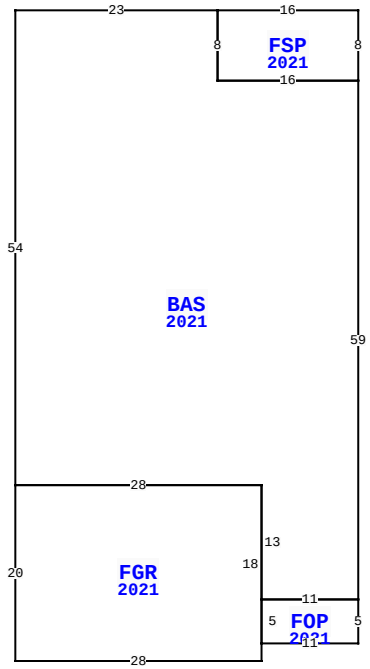
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,121	100	2021	2,121	243,257
FGR	560	55	2021	308	35,324
FOP	55	30	2021	16	1,835
FSP	128	40	2021	51	5,850
TOTALS	2,864			2,496	286,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	117.0288	117.03	292,107	2021	2021	1	0	0	1.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2121 HX Base Yr 2025



82830 STATION CT, 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		286,265
TOTAL MARKET OB/XF VALUE		5,679
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		366,944
SOH/AGL Deduction		0
ASSESSED VALUE		366,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		316,222
TOTAL JUST VALUE		366,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001572	NEW CONSTR	294,029	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1309	1/18/2024	WD	Q	I	02	368,000
GRANTOR: LANGMAID GREG						
GRANTEE: GOLDMAN THOMAS WILL						
2506/1936	10/19/2021	SW	Q	I	01	384,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LANGMAID GREG						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 BAS=[YR=2021] W23 S54 FGR=[YR=2021] S20 E28 N2 FOP=[YR=2021] E11 N5 W11 S5$N18 W28$ E28 S13 E11 N59 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	1,434.00	SF	4.00	4.00	100	2021	2021	3	99	5,679	

LAND DESCRIPTION

TOTAL OB/XF 5,679

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 12/14/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS