LOT 202
VILLAGE WALK PH 3 OR 2430/199

WEATHERS JEFFREY S/SILVA MARIA T
82929 THOMPSON LN
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0202-0000

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 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

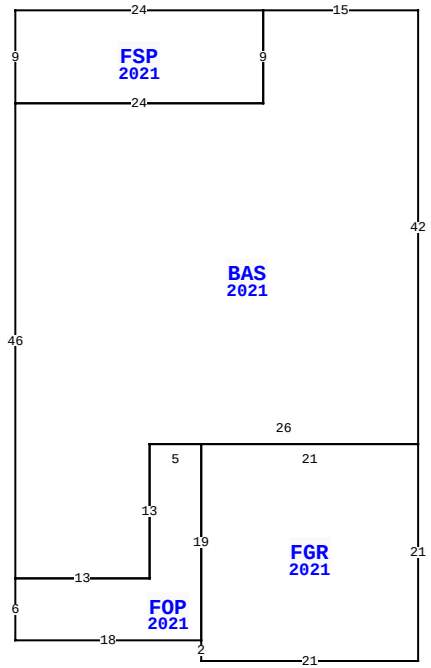
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2021	1,591	193,027
FGR	441	55	2021	243	29,482
FOP	173	30	2021	52	6,309
FSP	216	40	2021	86	10,434
TOTALS	2,421			1,972	239,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	122.5539	122.55	241,669	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1591 HX Base Yr



82929 THOMPSON LN, 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	239,252
TOTAL MARKET OB/XF VALUE	8,131
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	322,383
SOH/AGL Deduction	0
ASSESSED VALUE	322,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,383
TOTAL JUST VALUE	322,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014490	CO ISSUED	0	10/21/2021
21002214	NEW CONSTR	241,935	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/1320	5/10/2024	WD	Q	I	01	391,000
GRANTOR: STRAUCH THOMAS & CARL						
GRANTEE: WEATHERS JEFFREY S						
2508/1432	10/26/2021	SW	Q	I	01	334,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STRAUCH THOMAS & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] W24 S9 E24 N9$ S9 W24 S46 FOP=[YR=2021] S6 E18 FGR=[YR=2021] S2 E21 N21 W21 S19$ N19 W5 S13 W13$ E13 N13 E26 N42$.

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	0	0	0	700.00	SF	5.20	5.20	100	2021	2021	3	99	3,604	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
3	0476	VF 6 SBPL	0	0	0	0	138.00	LF	32.00	32.00	100	2021	2021	3	96	4,239	

LAND DESCRIPTION

TOTAL OB/XF 8,131

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	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 12/15/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS