LOT 203
VILLAGE WALK PH 3 OR 2430/199

JONES FAMILY TRUST/JONES STEVE C TRUSTEE
P.O BOX 16903
FERNANDINA BEACH, FL 32035

2025

40-2N-27-1102-0203-0000

BUILDING CHARACTERISTICS

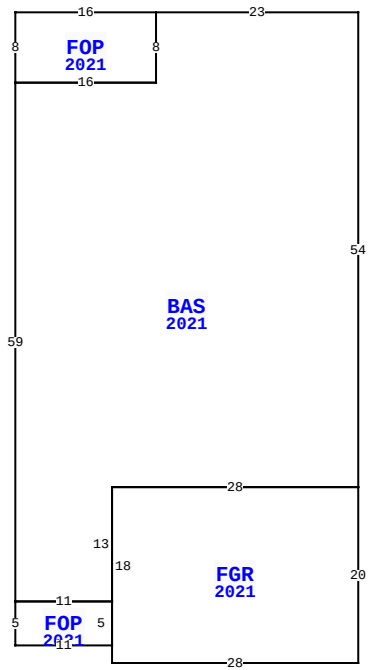
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	245,739
FGR	560	55	2021	308	35,685
FOP	55	30	2021	16	1,853
FOP	128	30	2021	38	4,403
TOTALS	2,864			2,483	287,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	117.0288	117.03	290,585	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2121 HX Base Yr



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

82937 THOMPSON LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	287,679
TOTAL MARKET OB/XF VALUE	5,241
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	367,920
SOH/AGL Deduction	0
ASSESSED VALUE	367,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,920
TOTAL JUST VALUE	367,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016064	CO ISSUED	0	11/18/2021
21002007	NEW CONSTR	310,276	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1006	12/09/2021	WD	Q	I	01	382,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JONES STEVE C & JUD						
2439/1850	3/04/2021	WD	Q	V	05	1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 FOP=[YR=2021] W16 S8 E16 N8$ S8 W16 S59 FOP=[YR=2021] S5 E11 FGR=[YR=2021] S2 E28 N20 W28 S18$ N5 W11$ E11 N13 E28 N54$.

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	1,018.00	SF	5.20	5.20	100	2021	2021	3	99	5,241	

LAND DESCRIPTION

TOTAL OB/XF 5,241

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