LOT 205
VILLAGE WALK PH 3 OR 2430/199

ECHEANDIA CHRISTOPHER M & BRANDYNE D
82953 THOMPSON LN
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0205-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

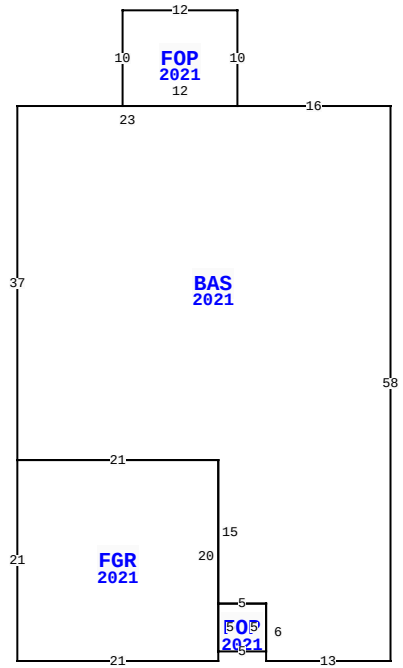
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	2021	1,791	217,292
FGR	441	55	2021	243	29,482
FOP	25	30	2021	8	970
FOP	120	30	2021	36	4,368
TOTALS	2,377			2,078	252,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	122.5539	122.55	254,659	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1791 HX Base Yr 2022



82953 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		252,112
TOTAL MARKET OB/XF VALUE		3,362
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		330,474
SOH/AGL Deduction		36,811
ASSESSED VALUE		293,663
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		242,941
TOTAL JUST VALUE		330,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015902	CO ISSUED	0	11/16/2021
21001973	NEW CONSTR	259,830	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1453	11/29/2021	SW	Q	I	01	303,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ECHEANDIA CHRISTOPH						
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] W16 FOP=[YR=2021] N10 W12 S10 E12$ W23 S37
FGR=[YR=2021] S21 E21 N1 FOP=[YR=2021] E5 N5 W5 S5$ N20 W21$
E21 S15 E5 S6 E13 N58 $.

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	653.00	SF	5.20	5.20	100	2021	2021	3	99	3,362	

LAND DESCRIPTION

TOTAL OB/XF 3,362

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