LOT 207
VILLAGE WALK PH 3 OR 2430/199

ESPINOSA LOZANO ANDRES FELIPE & ASHLEY
82870 MILL CT
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1102-0207-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

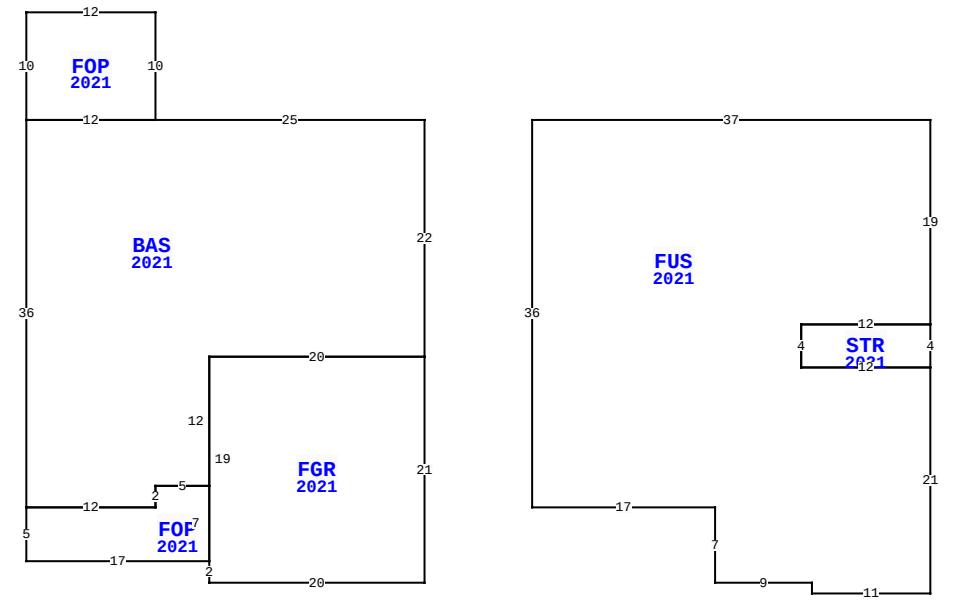
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	2021	1,042	122,800
FGR	420	55	2021	231	27,223
FOP	95	30	2021	28	3,300
FOP	120	30	2021	36	4,242
FUS	1,435	100	2021	1,435	169,114
STR	48	10	2021	5	589
TOTALS	3,160			2,777	327,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,777	119.0448	119.04	330,574	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2477 HX Base Yr 2022



82870 MILL CT, 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		327,268
TOTAL MARKET OB/XF VALUE		3,022
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		405,290
SOH/AGL Deduction		66,704
ASSESSED VALUE		338,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,864
TOTAL JUST VALUE		405,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016134	CO ISSUED	0	11/18/2021
21001808	NEW CONSTR	333,434	03/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1481	11/30/2021	WD	Q	I	01	402,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ESPINOSA LOZANO AND						
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] W25 FOP=[YR=2021] N10 W12 S10 E12$ W12 S36 FOP=[YR=2021] S5 E17 FGR=[YR=2021] S2 E20 N21 W20 S19 $ N7 W5 S2 W12$ E12 N2 E5 N12 E20 N22$ PTR=E10 FUS=[YR=2021] S36 E17 S7 E9 S1 E11 N21 STR=[YR=2021] N4 W12 S4 E12$ W12 N4 E12 N19 W37$ W10$.

EXTRA FEATURES

L N	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	587.00	SF	5.20	5.20	100	2021	2021	3	99	3,022	

LAND DESCRIPTION

TOTAL OB/XF 3,022

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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