LOT 209
VILLAGE WALK PH 3 OR 2430/199

**HOSKINS STEPHEN**
82854 MILL CT
FERNANDINA BEACH, FL 32034

**2025**

**40-2N-27-1102-0209-0000**

## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

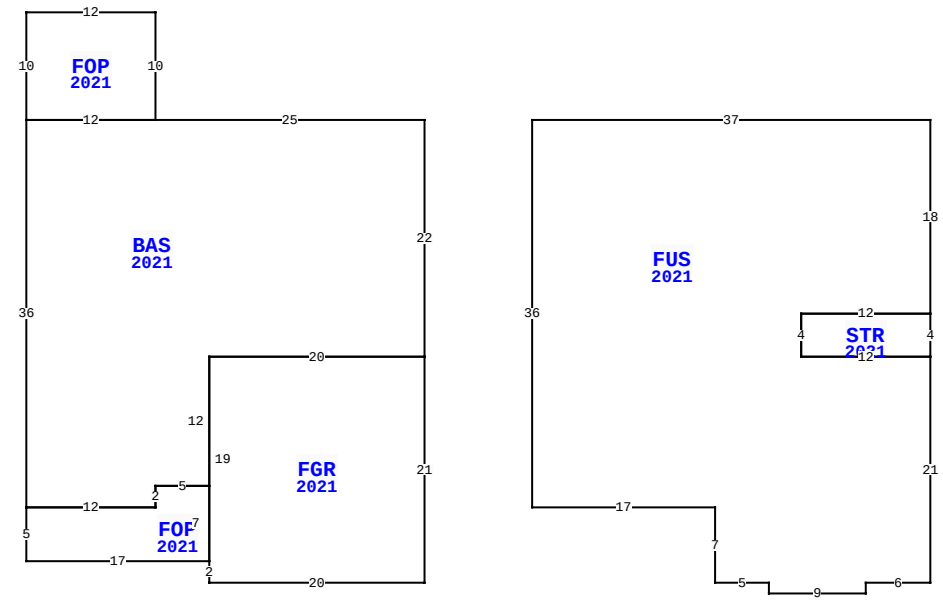
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,042 | 100 | 2021 | 1,042 | 122,180 |
| FGR | 420 | 55 | 2021 | 231 | 27,086 |
| FOP | 95 | 30 | 2021 | 28 | 3,283 |
| FOP | 120 | 30 | 2021 | 36 | 4,221 |
| FUS | 1,433 | 100 | 2021 | 1,433 | 168,028 |
| STR | 48 | 10 | 2021 | 5 | 586 |
| TOTALS | 3,158 | | | 2,775 | 325,384 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,775 | 118.4400 | 118.44 | 328,671 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2475 HX Base Yr




82854 MILL 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 | | 325,384 |
| TOTAL MARKET OB/XF VALUE | | 6,475 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 406,859 |
| SOH/AGL Deduction | | 21,956 |
| ASSESSED VALUE | | 384,903 |
| TOTAL EXEMPTION VALUE | 13 | 384,903 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 406,859 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 392,157 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21017473 | CO ISSUED | 0 | 12/17/2021 |
| 21004396 | NEW CONSTR | 351,916 | 04/09/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2551/0869 | 3/29/2022 | SW | Q | I | 01 | 481,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: HOSKINS STEPHEN | | | | | | |
| 2448/1197 | 4/01/2021 | WD | Q | V | 05 | 569,300 |
| 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 E5 S1 E9 N1 E6 N21 STR=[YR=2021] N4 W12 S4 E12$ W12 N4 E12 N18 W37$ W10$.

## 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 | 1,635.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 99 | 6,475 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,475

| 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 | 000134 | C | RES POND | 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