LOT 6
VILLAGE WALK PHASE 1
PBK 2239/1289

MCGIRT FRANKIE J
83449 BARKESTONE LN
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0006-0000

BUILDING CHARACTERISTICS

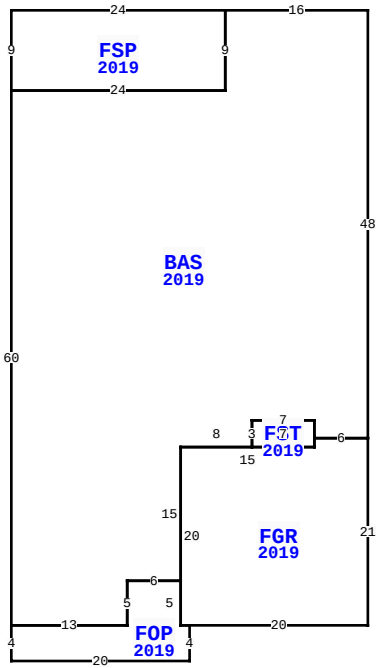
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,067	100	2019	2,067	244,741
FGR	426	55	2019	234	27,707
FOP	110	30	2019	33	3,908
FSP	216	40	2019	86	10,183
FST	21	55	2019	12	1,421
TOTALS	2,840			2,432	287,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	115.6596	121.44	295,342	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 2067 HX Base Yr 2021



83449 BARKESTONE LN, 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		287,958
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		362,958
SOH/AGL Deduction		68,888
ASSESSED VALUE		294,070
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		187,659
TOTAL JUST VALUE		362,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904111	NEW CONSTR	274,307	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/0709	11/22/2019	SW	Q	I	01	283,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCGIRT FRANKIE J						
2267/1796	4/11/2019	WD	Q	V	05	325,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W24 S9 E24 N9$ S9 W24 S60
FOP=[YR=2019] S4 E20 N4 FGR=[YR=2019] E20 N21 W6
FST=[YR=2019] S1 W7 N3 E7 S2$ S1 W15 S20 E1$ W1 N5 W6 S5
W13$ E13 N5 E6 N15 E8 N3 E7 S2 E6 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS