LOT 47
VILLAGE WALK PHASE 1
PBK 2239/1289

FANELLI LIVING TRUST/FANELLI JOSEPH J TRUSTEE
83610 WATKINS WALK
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0047-0000

BUILDING CHARACTERISTICS

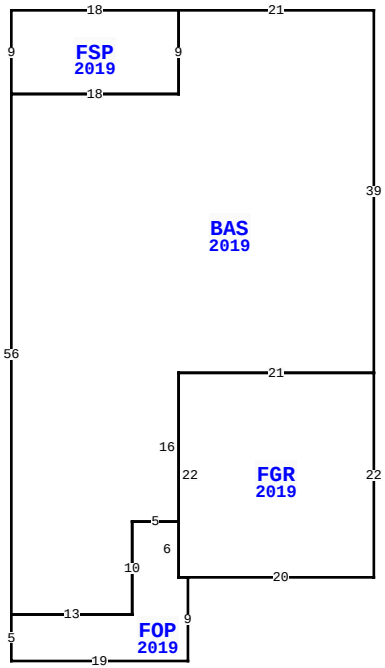
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,777	100	2019	1,777	206,662
FGR	462	55	2019	254	29,540
FOP	149	30	2019	45	5,234
FSP	162	40	2019	65	7,559
TOTALS	2,550			2,141	248,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	113.6016	119.28	255,378	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 1777 HX Base Yr 2020



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

83610 WATKINS WALK, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,994
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		323,994
SOH/AGL Deduction		112,260
ASSESSED VALUE		211,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,323
TOTAL JUST VALUE		323,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904117	NEW CONSTR	268,750	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2318/1947	11/07/2019	WD	U	I	11	100
GRANTOR: FANELLI JOSEPH J & CA						
GRANTEE: FANELLI LIVING TRUS						
2309/0261	9/30/2019	SW	Q	I	01	277,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FANELLI JOSEPH J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FSP=[YR=2019] W18 S9 E18 N9$ S9 W18 S56 FOP=[YR=2019] S5 E19 N9 FGR=[YR=2019] E20 N22 W21 S22 E1$ W1 N6 W5 S10 W13$ E13 N10 E5 N16 E21 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	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