

LOT 51
VILLAGE WALK PHASE 1
PBK 2239/1289

SECREST ROBERT & MARILYN
83578 WATKINS WALK
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0051-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		11	CLAY TILE 70		
Interior Floor		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	1,591	100	2019	1,591	203,691
FGR	441	55	2019	243	31,110
FOP	89	30	2019	27	3,456
FOP	216	30	2019	65	8,322
TOTALS	2,337			1,926	246,580

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,926	125.0550	131.31	252,903	2019	2019	0	0	2.50	97.50
1 SINGLE FAM		100% - 2020		Heated Area: 1591				HX Base Yr 2020			