LOT 52
VILLAGE WALK PHASE 1
PBK 2239/1289

GOYETTE PAUL C & PAMELA F
83562 WATKINS WALK
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0052-0000

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		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

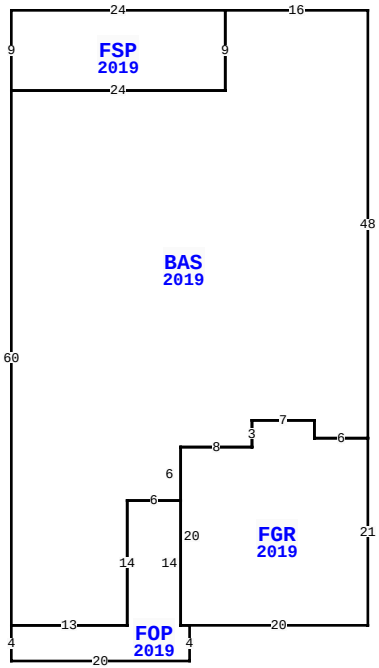
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2019	2,013	246,198
FGR	447	55	2019	246	30,087
FOP	164	30	2019	49	5,993
FSP	216	40	2019	86	10,518
TOTALS	2,840			2,394	292,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,394	119.4669	125.44	300,303	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 2013 HX Base Yr 2020



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

83562 WATKINS WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,795
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		367,795
SOH/AGL Deduction		87,270
ASSESSED VALUE		280,525
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,114
TOTAL JUST VALUE		367,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,140

ABV GRND POOL = NV : KW 4/2026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011125	INSTALLING AN ABO	6,000	10/01/2024
19009006	CO ISSUED	0	08/21/2019
19002138	NEW CONSTR	269,465	03/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/1702	8/27/2019	SW	Q	I	01	302,200
GRANTOR: D R HORTON INC						
GRANTEE: GOYETTE PAUL C & PA						
2255/0346	2/12/2019	WD	Q	V	05	260,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC						

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 N2 W7 S3 W8
S20 E1$ W1 N14 W6 S14 W13$ E13 N14 E6 N6 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 12/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS