LOT 54
VILLAGE WALK PHASE 1
PBK 2239/1289

KILLIAN FAMILY TRUST/KILLIAN HERBERT W TRUSTEE
28440 MOUNTAIN MEADOW RD
ESCONDIDO, CA 92026

2026

40-2N-27-1101-0054-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

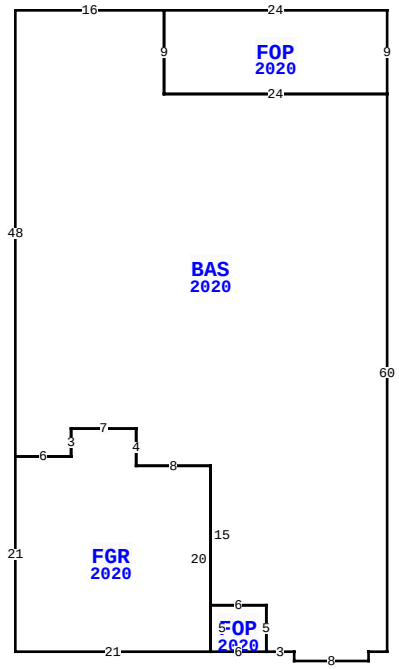
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2020	2,068	271,530
FGR	454	55	2020	250	32,825
FOP	30	30	2020	9	1,182
FOP	216	30	2020	65	8,535
TOTALS	2,768			2,392	314,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	127.5960	133.98	320,480	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2026 Heated Area: 2068 HX Base Yr



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

83538 WATKINS WALK, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	314,070
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	389,070
SOH/AGL Deduction	0
ASSESSED VALUE	389,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,070
TOTAL JUST VALUE	389,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910397	NEW CONSTR	276,515	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2866/1128	4/23/2026	WD	Q	I	01	456,500
GRANTOR: RIMKUS DIANE MARY & J						
GRANTEE: KILLIAN FAMILY TRUS						
2816/1832	9/09/2025	WD	Q	I	01	445,000
GRANTOR: COURTER VICKI L						
GRANTEE: RIMKUS DIANE MARY &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E21 FOP=[YR=2020] E6 N5 W6 S5$ N20 W8 N4 W7 S3 W6$ E6 N3 E7 S4 E8 S15 E6 S5 E3 S1 E8 N1 E2 N60 W24 N9$ S9 E24 N9$.

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	000135	C	RES NATURAL	0		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