LOT 55
VILLAGE WALK PHASE 1
PBK 2239/1289

LUCAS CARLAIN D/LUCAS-CANIFF JOINT REV TRUST
83500 WATKINS WALK
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0055-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

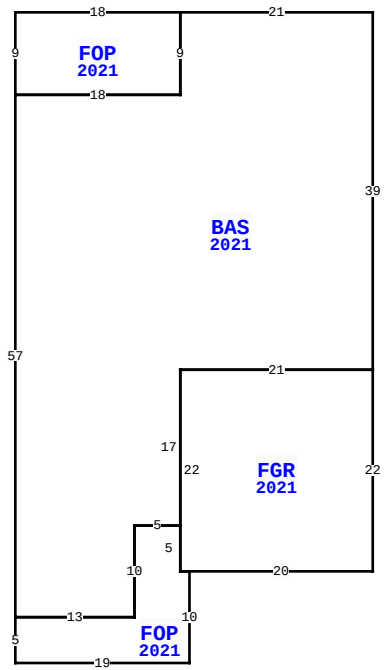
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	2021	1,795	233,050
FGR	462	55	2021	254	32,978
FOP	150	30	2021	45	5,842
FOP	162	30	2021	49	6,362
TOTALS	2,569			2,143	278,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	125.5380	131.81	282,469	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 50% - 2022 Heated Area: 1795 HX Base Yr 2022



83500 WATKINS WALK, 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,232
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		353,232
SOH/AGL Deduction		44,774
ASSESSED VALUE		308,458
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		257,047
TOTAL JUST VALUE		353,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009926	NEW CONSTR	249,188	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0343	5/06/2022	WD	U	I	11	100
GRANTOR: CANIFF NANCY A						
GRANTEE: LUCAS-CANIFF JOINT						
2492/1293	7/29/2021	SW	Q	I	01	306,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LUCAS CARLAIN D & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FOP=[YR=2021] W18 S9 E18 N9$ S9 W18 S57
FOP=[YR=2021] S5 E19 N10 FGR=[YR=2021] E20 N22 W21 S22 E1$
W1 N5 W5 S10 W13$ E13 N10 E5 N17 E21 N39$.

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	000100	C	RES	50		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