LOT 71
VILLAGE WALK PHASE 1
PBK 2239/1289

REECE PATRICIA REED
83416 BARKESTONE LANE
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

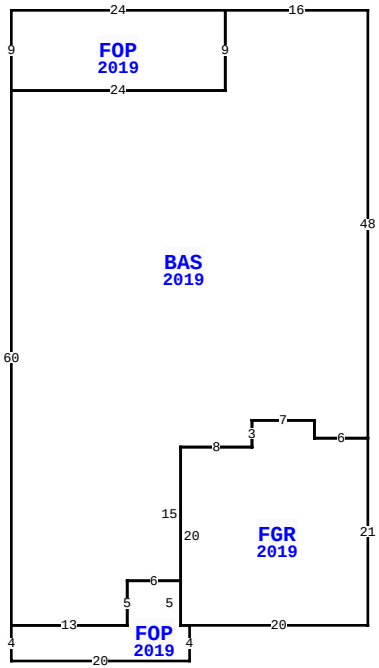
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,067	100	2019	2,067	261,509
FGR	447	55	2019	246	31,123
FOP	110	30	2019	33	4,175
FOP	216	30	2019	65	8,223
TOTALS	2,840			2,411	305,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,411	123.5829	129.76	312,851	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2025 Heated Area: 2067 HX Base Yr 2025



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

83416 BARKESTONE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,030
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		380,030
SOH/AGL Deduction		79,996
ASSESSED VALUE		300,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,623
TOTAL JUST VALUE		380,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008619	CO ISSUED	0	08/13/2019
19000009	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1679	7/22/2024	WD	Q	I	01	479,000
GRANTOR: CRANE CHARLES JOSEPH						
GRANTEE: REECE PATRICIA REED						
2437/0812	2/24/2021	SW	Q	I	01	319,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CRANE CHARLES JOSEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[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 N5 W6 S5 W13 $ E13 N5 E6 N15 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	000100	C	RES	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