

TRACT 16
LANDSCAPE
VILLAGE WALK PHASE 1

VILLAGE WALK NASSAU OWNERS ASSOCIATION INC
463155 SR 200, SUITE 16
YULEE, FL 32097

2026

40-2N-27-1101-TR16-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																									
																		VALUATION BY																																									
																		Tax Group: 4												STANDARD																													
																		Tax Dist:																																									
																		BUILDING MARKET VALUE												0																													
																		TOTAL MARKET OB/XF VALUE												0																													
																		TOTAL LAND VALUE - MARKET												100																													
																		TOTAL MARKET VALUE												100																													
																		SOH/AGL Deduction												0																													
																		ASSESSED VALUE												100																													
																		TOTAL EXEMPTION VALUE												0																													
DOR CODE						0005						COMMON S/D LANDS																																															
MAP NUM												MKT AREA						04																																									
NEIGHBORHOOD/LOC						4090.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
EXTRA FEATURES						MAJESTIC WALK BLVD, FERNANDINA BEACH																																																					
L N	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																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																
1	000005	C	COMMON S/D L				0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																																							
REVIEW DATE						02/08/2024						BY						KBA						Total Acres: 0.00						Total Land Value: 100						Market: 0						Agricultural: 0						Common: 100						PRINTED 07/09/2026 BY SYS					