LOT 83
VILLAGE WALK PHASE 2
PBK 2243/434

HOLDER AMBER
83207 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0083-0000

BUILDING CHARACTERISTICS

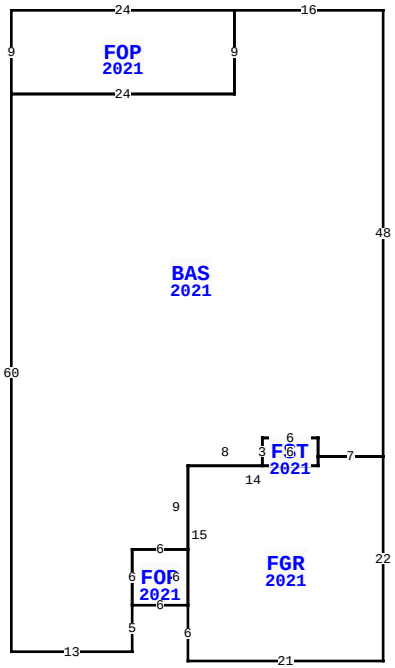
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,033	100	2021	2,033	259,845
FGR	448	55	2021	246	31,442
FOP	36	30	2021	11	1,406
FOP	216	30	2021	65	8,307
FST	18	55	2021	10	1,279
TOTALS	2,751			2,365	302,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	123.5829	129.76	306,882	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2026 Heated Area: 2033 HX Base Yr 2026



83207 YULEECOTE CT, 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,279
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		377,279
SOH/AGL Deduction		0
ASSESSED VALUE		377,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,868
TOTAL JUST VALUE		377,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013232	NEW CONSTR	281,560	01/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2823/1967	10/17/2025	WD	U	I	19	425,000
GRANTOR: LOUKS LINDA AS PR OF						
GRANTEE: HOLDER AMBER						
2501/0351	9/28/2021	SW	Q	I	01	383,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUDSON DUNCAN L & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W24 S9 E24 N9$ S9 W24 S60 E13 N5 FOP=[YR=2021] E6 FGR=[YR=2021] S6 E21 N22 W7 FST=[YR=2021] N2 W6 S3 E6 N1$ S1 W14 S15$ N6 W6 S6$ N6 E6 N9 E8 N3 E6 S2 E7 N48$.

EXTRA FEATURES

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	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 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