LOT 88
VILLAGE WALK PHASE 2
PBK 2243/434

HARLESS BRANDON & CATIE
83247 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0088-0000

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

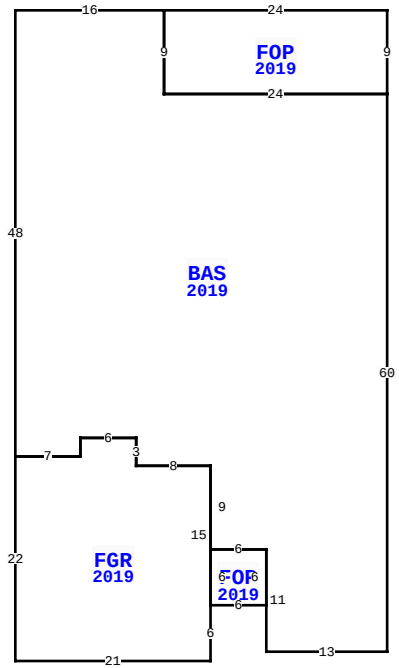
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2019	2,033	257,207
FGR	466	55	2019	256	32,389
FOP	36	30	2019	11	1,391
FOP	216	30	2019	65	8,223
TOTALS	2,751			2,365	299,210

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	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 2033 HX Base Yr 2021



83247 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		299,210
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		374,210
SOH/AGL Deduction		110,523
ASSESSED VALUE		263,687
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,276
TOTAL JUST VALUE		374,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001387	CO ISSUED	0	02/14/2020
B1903687	NEW CONSTR	276,304	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/0454	3/17/2020	SW	Q	I	01	279,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARLESS BRANDON & C						
2255/0349	2/12/2019	WD	Q	V	05	390,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S22 E21 N6 FOP=[YR=2019] E6 N6 W6 S6 $ N15 W8 N3 W6 S2 W7 $ E7 N2 E6 S3 E8 S9 E6 S11 E13 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	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