LOT 99
VILLAGE WALK PHASE 2
PBK 2243/434

ADAMS MICHELLE & JOSHUA
83313 CHAPEL CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0099-0000

BUILDING CHARACTERISTICS

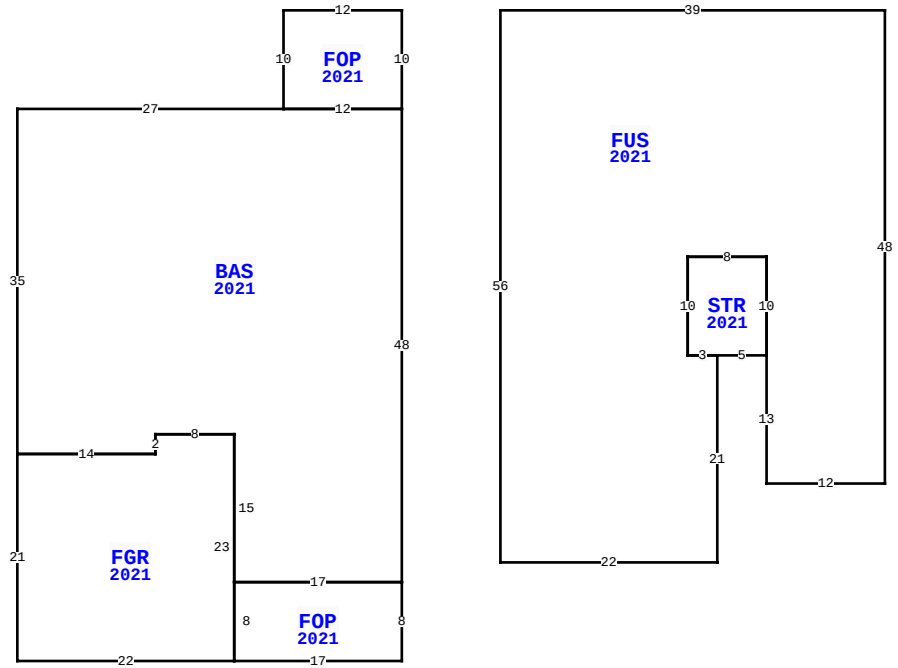
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,570	100	2021	1,570	170,326
FGR	478	55	2021	263	28,532
FOP	120	30	2021	36	3,906
FOP	136	30	2021	41	4,448
FUS	1,903	100	2021	1,903	206,452
STR	80	10	2021	8	868
TOTALS	4,287			3,821	414,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,821	104.8950	110.14	420,845	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2023 Heated Area: 3473 HX Base Yr



83313 CHAPEL CT, FERNANDINA BEACH

BLD DATE		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		414,532
TOTAL MARKET OB/XF VALUE		81,210
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		570,742
SOH/AGL Deduction		26,868
ASSESSED VALUE		543,874
TOTAL EXEMPTION VALUE	13	543,874
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		570,742
NCON VALUE		81,210
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010568	NEW POOL SCREEN E	19,745	09/19/2025
SP250004583	POOL RESI	92,208	04/30/2025
20009733	NEW CONSTR	457,581	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0707	6/29/2022	WD	Q	I	01	595,000
GRANTOR: POLANCO GREGORY M						
GRANTEE: ADAMS MICHELLE & JO						
2492/1338	8/30/2021	SW	Q	I	01	368,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POLANCO GREGORY M						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2021;ORIG=10,0] S56 E22 N21 W3 N10 E8 S10 S13 E12 N48 W39 $
BAS=[YR=2021;ORIG=-12,10] W27 S35 E14 N2 E8 S15 E17 N48 W12 $
FGR=[YR=2021;ORIG=-39,45] S21 E22 N23 W8 S2 W14 $
FOP=[YR=2021;ORIG=-17,66] E17 N8 W17 S8 $
FOP=[YR=2021;ORIG=0,0] W12 S10 E12 N10 $
STR=[YR=2021;ORIG=32,35] W3 N10 E8 S10 W5 $
PTR=[ORIG=0,0] E10 W10 $
.

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
2	0912	SCRN RM G	0	100	0	0	1,010.00	SF	21.00	21.00	100	2026	2025		100	21,210	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 81,210

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 12/18/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS