LOT 109
VILLAGE WALK PHASE 2
PBK 2243/434

FARRANCE TIMOTHY J JR & LYNN A
83250 YULEECOTE CT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0109-0000

BUILDING CHARACTERISTICS

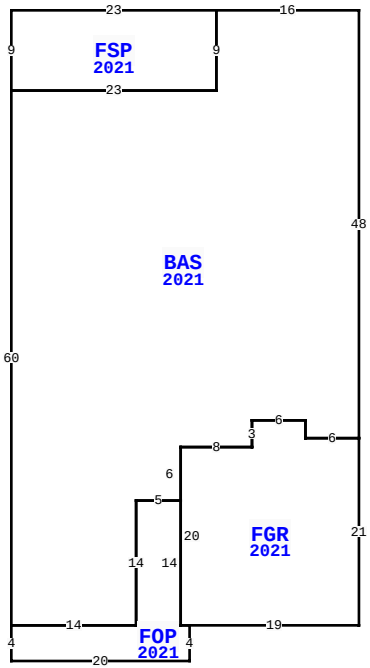
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,990	100	2021	1,990	250,115
FGR	424	55	2021	233	29,285
FOP	150	30	2021	45	5,656
FSP	207	40	2021	83	10,432
TOTALS	2,771			2,351	295,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,351	121.5249	127.60	299,988	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1990 HX Base Yr 2022



83250 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		295,488
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		420,488
SOH/AGL Deduction		65,521
ASSESSED VALUE		354,967
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,556
TOTAL JUST VALUE		420,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009392	GUNITE POOL	48,000	07/24/2023
21003510	CO ISSUED	0	03/23/2021
20004875	NEW CONSTR	273,536	08/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1406	3/25/2021	SW	Q	I	01	291,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FARRANCE TIMOTHY J						
2382/1044	8/06/2020	WD	Q	V	05	273,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W23 S9 E23 N9$ S9 W23 S60
FOP=[YR=2021] S4 E20 N4 FGR=[YR=2021] E19 N21 W6 N2 W6 S3 W8
S20 E1$ W1 N14 W5 S14 W14$ E14 N14 E5 N6 E8 N3 E6 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
2	0860	POOL/SPA	0	100	10	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 12/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS