LOT 123
VILLAGE WALK PHASE 2
PBK 2243/434

BRANUM DENNIS A & JANET M
83106 VILLAGE WALK
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0123-0000

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

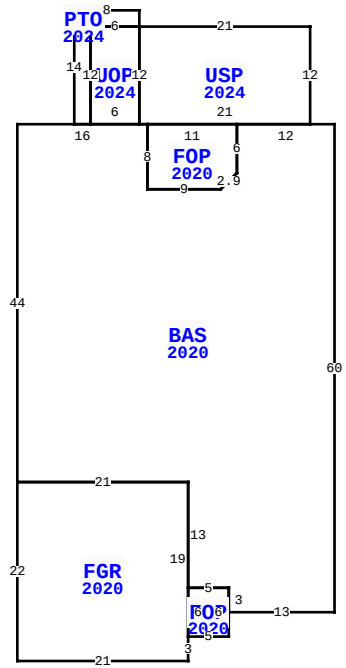
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	2020	1,903	237,967
FGR	462	55	2020	254	31,762
FOP	30	30	2020	9	1,125
FOP	86	30	2020	26	3,252
PTO	40	5	2024	2	250
UOP	72	20	2024	14	1,750
USP	252	30	2024	76	9,504
TOTALS	2,845			2,284	285,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,284	121.5249	127.60	291,438	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1903 HX Base Yr 2024



83106 VILLAGE WALK, 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		285,609
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,609
SOH/AGL Deduction		1,238
ASSESSED VALUE		359,371
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		302,960
TOTAL JUST VALUE		360,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009267	SCRN ROOM	10,789	07/20/2023
20008306	CO ISSUED	0	09/10/2020
20000222	NEW CONSTR	258,946	01/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0231	1/23/2023	WD	Q	I	02	410,000
GRANTOR: CAMPIONE CHRISTOPHER						
GRANTEE: BRANUM DENNIS A & J						
2391/1942	9/10/2020	SW	Q	I	01	277,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CAMPIONE CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W12 S6 D2L2 W9 N8 W16 S44 E21 S13 E5 S3 E13 N60 $
FGR=[YR=2020;ORIG=-39,44] S22 E21 N3 N19 W21 $
FOP=[YR=2020;ORIG=-12,0] W11 S8 E9 U2R2 N6 $
FOP=[YR=2020;ORIG=-18,63] E5 N6 W5 S6 $
USP=[YR=2024;ORIG=-24,0] E21 N12 W21 S12 $
UOP=[YR=2024;ORIG=-24,-12] W6 S12 E6 N12 $
PTO=[YR=2024;ORIG=-24,-12] W6 S12 W2 N14 E8 S2 $
.

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	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 12/08/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS