LOT 124
VILLAGE WALK PHASE 2
PBK 2243/434

ASTLE CHARLEEN & THOMAS L/E/
83098 VILLAGE WALK
FERNANDINA BEACH, FL 32034

**2026**

**40-2N-27-1102-0124-0000**

## 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

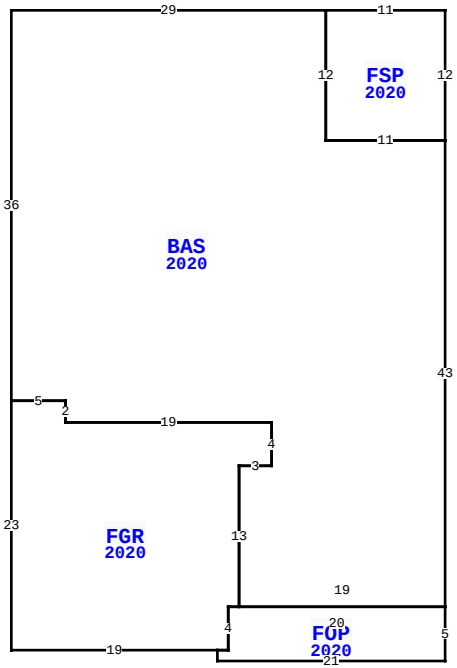
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,689 | 100 | 2020 | 1,689 | 211,206 |
| FGR | 459 | 55 | 2020 | 252 | 31,512 |
| FOP | 101 | 30 | 2020 | 30 | 3,751 |
| FSP | 132 | 40 | 2020 | 53 | 6,628 |
| TOTALS | 2,381 | | | 2,024 | 253,097 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,024 | 121.5249 | 127.60 | 258,262 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1689 HX Base Yr 2024




83098 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

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 253,097 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 328,097 |
| SOH/AGL Deduction | | 919 |
| ASSESSED VALUE | | 327,178 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 275,767 |
| TOTAL JUST VALUE | | 328,097 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,498 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20000303 | CO ISSUED | 0 | 07/27/2020 |
| 20000303 | NEW CONSTR | 234,820 | 01/14/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2865/1922 | 5/05/2026 | LE | U | I | 11 | 100 |
| GRANTOR: ASTLE CHARLEEN & THOM | | | | | | |
| GRANTEE: T AND C ASTLE TRUST | | | | | | |
| 2665/1038 | 9/06/2023 | LE | U | I | 11 | 100 |
| GRANTOR: ASTLE CHARLEEN & THOM | | | | | | |
| GRANTEE: ASTLE JAMES CHARLES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2020] W11 BAS=[YR=2020] W29 S36 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S1 E21 N5 W20 S4 W1$ E1 N4 E1 N13 E3 N4 W19 N2 W5$ E5 S2 E19 S4 W3 S13 E19 N43 W11 N12$ S12 E11 N12$.

## 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 | 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 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