LOT 138
VILLAGE WALK PH 3 OR 2430/199

PHILLIPS DEBRA L L/E/
95487 SONOMA DR
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0138-0000

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

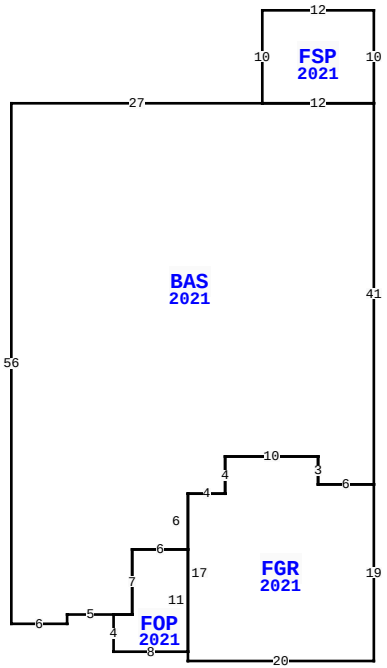
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	2021	1,803	226,612
FGR	406	55	2021	223	28,028
FOP	74	30	2021	22	2,765
FSP	120	40	2021	48	6,033
TOTALS	2,403			2,096	263,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	121.5249	127.60	267,450	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2024 Heated Area: 1803 HX Base Yr



82934 THOMPSON LN, 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	263,438
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	338,438
SOH/AGL Deduction	0
ASSESSED VALUE	338,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,438
TOTAL JUST VALUE	338,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002240	NEW CONSTR	248,636	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2744/1179	10/21/2024	LE	U	I	11	100
GRANTOR: PHILLIPS DEBRA L						
GRANTEE: KRZYZANOWSKI MARISS						
2519/1338	12/07/2021	WD	Q	I	02	385,000
GRANTOR: CARLINO JOSEPH J & SH						
GRANTEE: PHILIPS DEBRA L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] N10 W12 S10 BAS=[YR=2021] W27 S56 E6 N1 E5
FOP=[YR=2021] S4 E8 FGR=[YR=2021] S1E20 N19 W6 N3 W10 S4 W4
S17$ N11 W6 S7 W2$ E2 N7 E6 N6 E4 N4 E10 S3 E6 N41 W12$ E12$.

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	0		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