LOT 141
VILLAGE WALK PH 3 OR 2430/199

HARGRAVE-NYKAZA KEVIN M & KAREN A L/E/
82910 THOMPSON LN
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0141-0000

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

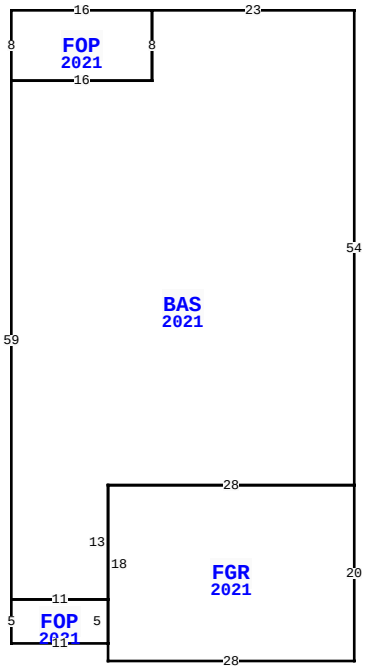
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2021	2,121	256,719
FGR	560	55	2021	308	37,279
FOP	55	30	2021	16	1,937
FOP	128	30	2021	38	4,599
TOTALS	2,864			2,483	300,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	117.0288	122.88	305,111	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2121 HX Base Yr 2022



BLD DATE	03/13/2023	NW	LGL DATE
XF DATE			LAND DATE 04/24/2024 MLU
INC DATE			AG DATE

82910 THOMPSON LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,534
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,534
SOH/AGL Deduction		52,108
ASSESSED VALUE		323,426
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,015
TOTAL JUST VALUE		375,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002237	NEW CONSTR	294,029	02/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/603	7/11/2024	LE	U	I	11	100
GRANTOR: HARGRAVE-NYKAZA KEVIN						
GRANTEE: HARGRAVE-NYKAZA JOE						
2501/1658	9/30/2021	SW	Q	I	02	352,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARGRAVE-NYKAZA KEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 FOP=[YR=2021] W16 S8 E16 N8$ S8 W16 S59
FOP=[YR=2021] S5 E11 FGR=[YR=2021] S2 E28 N20 W28 S18$ N5
W11$ E11 N13 E28 N54$.

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 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