LOT 197
VILLAGE WALK PH 3 OR 2430/199

CZMYR MARK ALLAN/COURTER-CZMYR PATRICIA L
82806 STATION COURT
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1102-0197-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

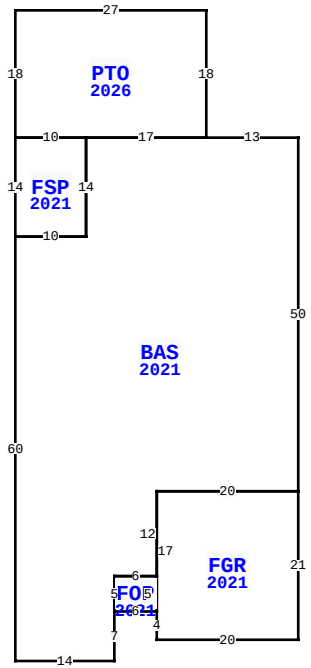
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2021	2,268	283,961
FGR	420	55	2021	231	28,922
FOP	30	30	2021	9	1,127
FSP	140	40	2021	56	7,011
PTO	486	5	2026	24	3,005
TOTALS	3,344			2,588	324,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	121.0608	127.11	328,961	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 0% - 2023 Heated Area: 2268 HX Base Yr



82806 STATION CT, FERNANDINA BEACH

BLD DATE		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	324,027
TOTAL MARKET OB/XF VALUE	10,206
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	409,233
SOH/AGL Deduction	0
ASSESSED VALUE	409,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,233
TOTAL JUST VALUE	409,233
NCON VALUE	13,210
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000158	INSTALLING A 27'X	15,250	01/07/2025
21015480	CO ISSUED	0	11/08/2021
21002405	NEW CONSTR	322,111	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2533/0757	1/26/2022	SW	Q	I	01	384,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CZMYR MARK ALLAN &						
2439/1850	3/04/2021	WD	Q	V	05	1,205,400
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

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	0912	SCRN RM G	0	0	27	18	486.00	SF	21.00	21.00	100	2026	2025		100	10,206	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W13 W17 S14 W10 S60 E14 N7 N5 E6 N12 E20 N50 $
FGR=[YR=2021;ORIG=-20,67] S4 E20 N21 W20 S17 $
FSP=[YR=2021;ORIG=-30,0] W10 S14 E10 N14 $
FOP=[YR=2021;ORIG=-26,67] E6 N5 W6 S5 $
PTO=[YR=2026;ORIG=-40,-18] E27 S18 W17 W10 N18 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,206

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	000134	C	RES POND	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