TRACT 8
AMENITY
VILLAGE WALK PHASE 2

VILLAGE WALK NASSAU OWNERS ASSOCIATION INC
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2026

40-2N-27-1102-0TR8-0000

BUILDING CHARACTERISTICS

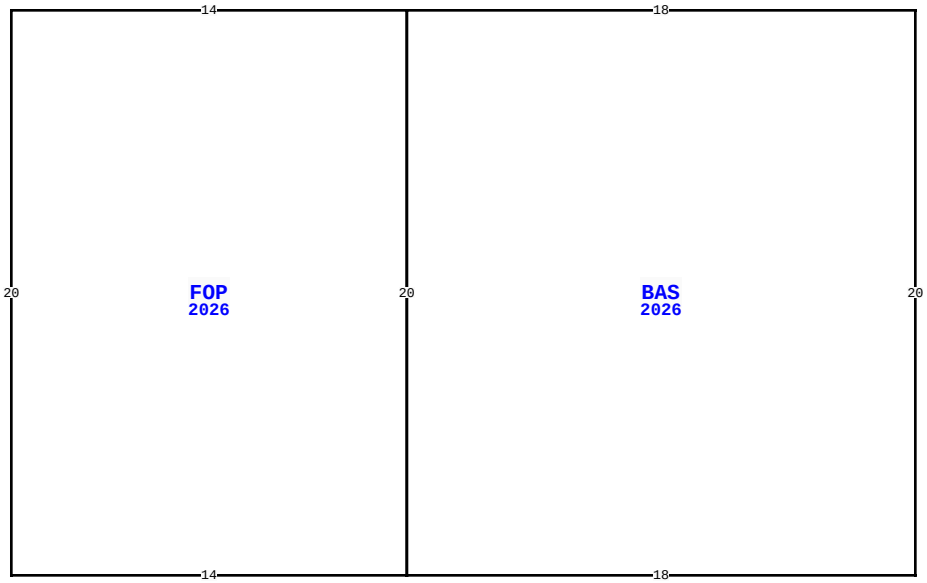
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	STAND SEAM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0005	COMMON S/D LANDS
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	360	100	2026	360	63,226
FOP	280	30	2026	84	14,753
TOTALS	640			444	77,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	444	104.3784	186.84	82,957	2019	2019	0	0	0	6.00	94.00

1 RSTRM BLDG 0% - 2026 Heated Area: 360 HX Base Yr



83030 VILLAGE WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	100
SOH/AGL Deduction	0
ASSESSED VALUE	100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100
TOTAL JUST VALUE	100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100

AMENTITIES CENTER/ PLAYGROUND/ POOL & BATHROOM BUI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012912	NEW SHED 10X16 =	10,376	11/18/2024
18007413	NEW CONSTR	88,222	10/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2269/0364	4/05/2019	QC	U	V	11	100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: VILLAGE WALK NASSAU						
2257/0450	2/25/2019	QC	U	V	11	100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: VILLAGE WALK OWNERS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=40,10] E14 S20 W14 N20 $
BAS=[YR=2026;ORIG=54,10] E18 S20 W18 N20 $
.

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
1	0803	ASPHALT C	0	0	0	0	4,800.00	SF	2.00	2.00	100	2026	2019		80	7,680	
2	0400	CONC CURB	0	0	0	0	320.00	LF	15.00	15.00	100	2026	2019		98	4,704	
3	0810	CONCRETE A	0	0	135	6	810.00	SF	6.50	6.50	100	2026	2019		97	5,107	
4	0810	CONCRETE A	0	0	150	8	1,200.00	SF	6.50	6.50	100	2026	2019		97	7,566	
5	0810	CONCRETE A	0	0	0	0	1,100.00	SF	6.50	6.50	100	2026	2019		97	6,936	
6	0462	ST/AL FNC	0	0	300	4	1,200.00	SF	10.00	10.00	100	2026	2019		84	10,080	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2026	2019		92	552	
8	0865	POOL SF	0	0	0	0	950.00	SF	80.00	80.00	100	2026	2019		89	67,640	
9	0855	CONC PAVER	0	0	0	0	3,300.00	SF	10.00	10.00	100	2026	2019		97	32,010	
10	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2019		78	3,900	

TOTAL OB/XF 146,175

LAND DESCRIPTION

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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 05/20/2024 BY KW Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2026	2025		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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

REVIEW DATE 05/20/2024 BY KW Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS