LOT 16
VILLAGE WALK PHASE 1
PBK 2239/1289

PAIGE ARTHUR & HELEN L/E/
83751 NETHER ST
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

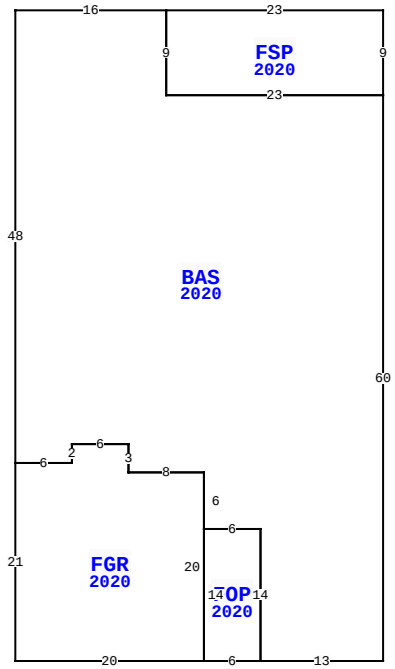
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	10.	10. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	200,839
FGR	424	55	233	23,682
FOP	84	30	25	2,541
FSP	207	40	83	8,436
TOTALS	2,691		2,317	235,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	113.1900	102.15	236,682	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1976 HX Base Yr 2021



83751 NETHER ST, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,499
TOTAL MARKET OB/XF VALUE		7,039
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		302,538
SOH/AGL Deduction		177,571
ASSESSED VALUE		124,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,967
TOTAL JUST VALUE		302,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003633	CO ISSUED	0	04/29/2020
19009612	NEW CONSTR	273,536	11/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1992	4/06/2022	LE	U	I	11	100
GRANTOR: PAIGE ARTHUR L & HELE						
GRANTEE: PAIGE JON & STEPHEN						
2358/0401	4/30/2020	SW	Q	I	01	309,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PAIGE ARTHUR L & HE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W23 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E20 FOP=[YR=2020] E6 N14 W6 S14$ N20 W8 N3 W6 S2 W6$ E6 N2 E6 S3 E8 S6 E6 S14 E13 N60 W23 N9$ S9 E23 N9$.

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	0811	CONCRETE B	0	100	0	0	652.00	SF	5.20	5.20	100	2020	2020	3	99	3,356	
2	0855	CONC PAVER	0	100	0	0	372.00	SF	10.00	10.00	100	2020	2020	3	99	3,683	

LAND DESCRIPTION

TOTAL OB/XF 7,039

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/07/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS