LOT 19
VILLAGE WALK PHASE 1
PBK 2239/1289

VANWAY CHRISTOPHER S
83799 NETHER ST
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0019-0000

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

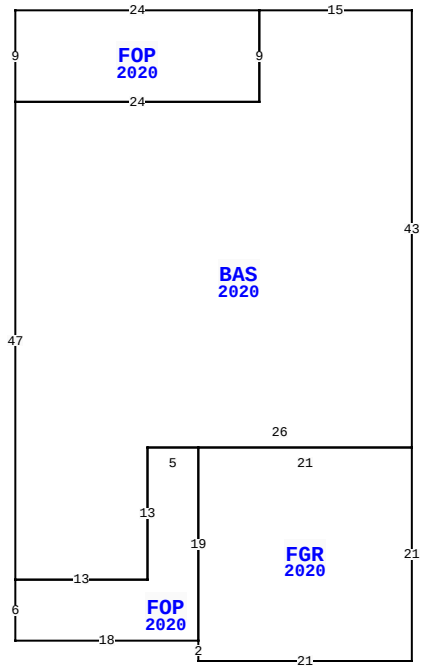
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	177,884
FGR	441	55	243	26,519
FOP	173	30	52	5,674
FOP	216	30	65	7,093
TOTALS	2,460		1,990	217,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	121.5249	109.68	218,263	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1630 HX Base Yr



83799 NETHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	217,172
TOTAL MARKET OB/XF VALUE	4,332
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	281,504
SOH/AGL Deduction	8,306
ASSESSED VALUE	273,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,198
TOTAL JUST VALUE	281,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006953	CO ISSUED	0	08/06/2020
B1911516	NEW CONSTR	227,390	11/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0833	8/12/2020	SW	Q	I	01	268,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VANWAY CHRISTOPHER						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] W24 S9 E24 N9$ S9 W24 S47 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19$ N19 W5 S13 W13$ E13 N13 E26 N43$.

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	0812	CONCRETE C	0	0	0	0	1,094.00	SF	4.00	4.00	100	2020	2020	3	99	4,332	

LAND DESCRIPTION

TOTAL OB/XF 4,332

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/19/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS