

LOT 20
VILLAGE WALK PHASE 1
PBK 2239/1289

KRASS EDWARD J & DAWN MARCI
83807 NETHER STREET
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0020-0000



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	2,013	100	2,013	215,957
FGR	447	55	246	26,391
FOP	72	30	22	2,360
FOP	216	30	65	6,973
TOTALS	2,748		2,346	251,681

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	543.00	SF	6.50	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,346	119.4669	107.82	252,946	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2013 HX Base Yr 2023											
83807 NETHER ST, FERNANDINA BEACH											
BLD DATE 03/13/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,681	
TOTAL MARKET OB/XF VALUE		3,494	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		315,175	
SOH/AGL Deduction		54,289	
ASSESSED VALUE		260,886	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		210,886	
TOTAL JUST VALUE		315,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010211	CO ISSUED	0	10/23/2020
19008948	NEW CONSTR	273,169	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0672	10/30/2020	SW	Q	I	01	308,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KRASS EDWARD J & DA						
2366/0180	6/05/2020	SW	Q	V	05	651,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N2 FOP=[YR=2020] E6 FGR=[YR=2020] S2 E21 N21 W6 N2 W7 S3 W8 S18\$ N12 W6 S12\$ N12 E6 N6 E8 N3 E7 S2 E6 N48\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00
TOTAL OB/XF 3,494									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000		