LOT 24
VILLAGE WALK PHASE 1
PBK 2239/1289

HARMON THOMAS M & VIRGINIA A
83812 NETHER ST
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0024-0000

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	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

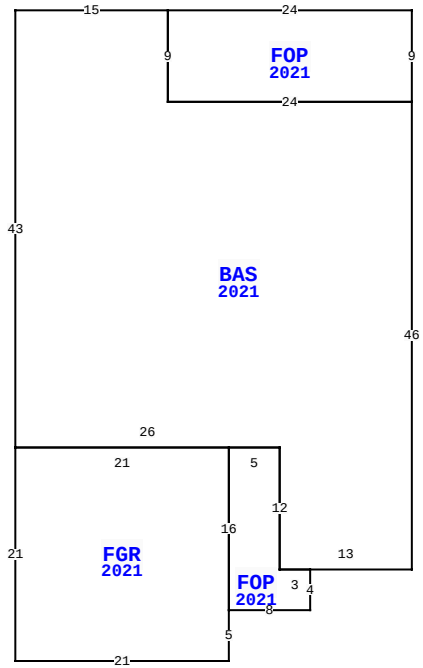
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	177,353
FGR	441	55	243	26,652
FOP	92	30	28	3,071
FOP	216	30	65	7,129
TOTALS	2,366		1,953	214,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	121.5249	109.68	214,205	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1617 HX Base Yr 2022



83812 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		214,205
TOTAL MARKET OB/XF VALUE		3,323
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		277,528
SOH/AGL Deduction		58,687
ASSESSED VALUE		218,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,841
TOTAL JUST VALUE		277,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009731	NEW CONSTR	224,921	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/0609	6/18/2021	SW	Q	I	02	258,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARMON THOMAS M & V						
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

FOP=[YR=2021] W24 BAS=[YR=2021] W15 S43 FGR=[YR=2021] S21 E21 N5 FOP=[YR=2021] E8 N4 W3 N12 W5 S16$ N16 W21$ E26 S12 E13 N46 W24 N9$ S9 E24 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	639.00	SF	5.20	5.20	100	2021	2021	3	100	3,323	

LAND DESCRIPTION

TOTAL OB/XF 3,323

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/22/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS