LOT 29
VILLAGE WALK PHASE 1
PBK 2239/1289

DRAFTS TIMOTHY JOHN & WANDA M
83764 NETHER ST
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0029-0000

BUILDING CHARACTERISTICS

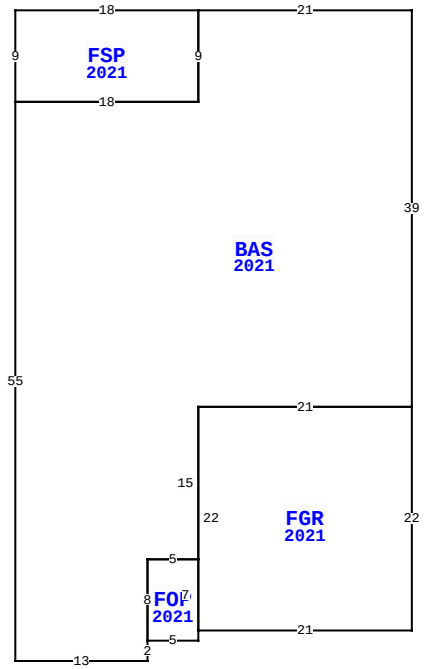
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,759	100	1,759	192,927
FGR	462	55	254	27,859
FOP	40	30	12	1,316
FSP	162	40	65	7,129
TOTALS	2,423		2,090	229,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	121.5249	109.68	229,231	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1759 HX Base Yr 2022



83764 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		229,231
TOTAL MARKET OB/XF VALUE		3,297
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		292,528
SOH/AGL Deduction		16,073
ASSESSED VALUE		276,455
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		221,455
TOTAL JUST VALUE		292,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009399	NEW CONSTR	246,411	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1260	6/04/2021	SW	Q	I	01	329,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRAFTS TIMOTHY JOHN						
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=2021] W21 FSP=[YR=2021] W18 S9 E18 N9$ S9 W18 S55 E13 N2 FOP=[YR=2021] E5 N1 FGR=[YR=2021] E21 N22 W21 S22$ N7 W5 S8$ N8 E5 N15 E21 N39$.

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	634.00	SF	5.20	5.20	100	2021	2021	3	100	3,297	

LAND DESCRIPTION

TOTAL OB/XF 3,297

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