LOT 31
VILLAGE WALK PHASE 1
PBK 2239/1289

GAHRIS DOUGLAS P & CONSTANCE W
83748 NETHER ST
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0031-0000

BUILDING CHARACTERISTICS

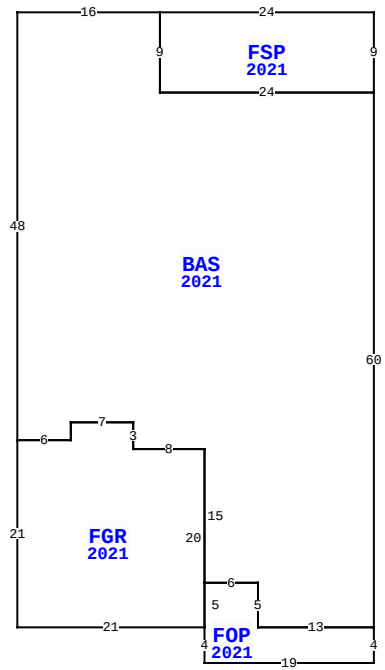
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,067	100	2,067	222,864
FGR	447	55	246	26,524
FOP	106	30	32	3,450
FSP	216	40	86	9,273
TOTALS	2,836		2,431	262,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	119.4669	107.82	262,110	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2067 HX Base Yr 2022



83748 NETHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,110
TOTAL MARKET OB/XF VALUE		3,281
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,391
SOH/AGL Deduction		50,121
ASSESSED VALUE		275,270
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,270
TOTAL JUST VALUE		325,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011909	NEW CONSTR	278,085	12/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0696	9/08/2021	SW	Q	I	01	312,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAHRIS DOUGLAS P &						
2389/1978	9/04/2020	SW	Q	V	05	966,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E21 FOP=[YR=2021] S4 E19 N4 W13 N5 W6 S5$ N20 W8 N3 W7 S2 W6$ E6 N2 E7 S3 E8 S15 E6 S5 E13 N60 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	631.00	SF	5.20	5.20	100	2021	2021	3	100	3,281	

LAND DESCRIPTION

TOTAL OB/XF 3,281

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 09/27/2021 BY JH Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS