LOT 34
VILLAGE WALK PHASE 1
PBK 2239/1289

HENK SUSAN/HENK PATRICIA
83724 NETHER ST
FERNANDINA BEACH, FL 32034

**2023**

**40-2N-27-1101-0034-0000**

## 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

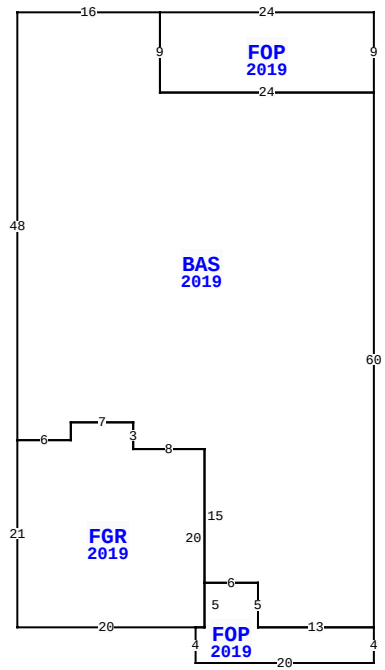
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,067 | 100 | 2,067 | 228,228 |
| FGR | 447 | 55 | 246 | 27,162 |
| FOP | 110 | 30 | 33 | 3,643 |
| FOP | 216 | 30 | 65 | 7,177 |
| TOTALS | 2,840 | | 2,411 | 266,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,411 | 123.5829 | 111.53 | 268,899 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2067 HX Base Yr 2020




83724 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 | | 266,210 |
| TOTAL MARKET OB/XF VALUE | | 3,578 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 329,788 |
| SOH/AGL Deduction | | 78,749 |
| ASSESSED VALUE | | 251,039 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 201,039 |
| TOTAL JUST VALUE | | 329,788 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,131 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1903779 | NEW CONSTR | 278,346 | 05/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2316/0079 | 10/31/2019 | SW | Q | I | 01 | 300,700 |
| GRANTOR: D.R. HORTON INC | | | | | | |
| GRANTEE: HENK SUSAN & PATRIC | | | | | | |
| 2266/0223 | 4/04/2019 | WD | Q | V | 05 | 130,000 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D.R. HORTON INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W24 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S4 E20 N4 W13 N5 W6 S5 W1 $ E1 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 | 695.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 99 | 3,578 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,578

| 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 10/25/2019 BY RK Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS