LOT 35
VILLAGE WALK PHASE 1
PBK 2239/1289

MALLCOTT ROLAND & VICTORIA S
83716 NETHER ST
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0035-0000

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

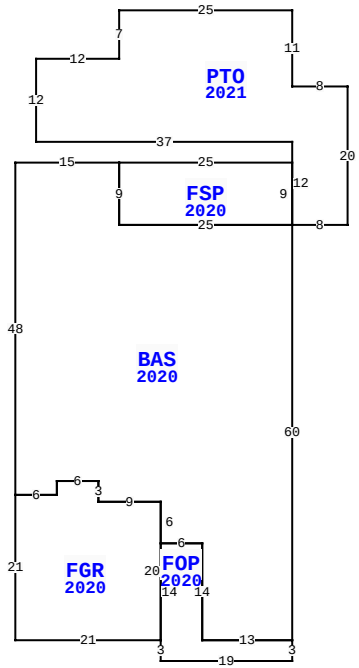
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2,007	215,313
FGR	444	55	244	26,176
FOP	141	30	42	4,505
FSP	225	40	90	9,655
PTO	779	5	39	4,184
TOTALS	3,596		2,422	259,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,422	119.4669	107.82	261,140	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2007 HX Base Yr 2021



83716 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		259,834
TOTAL MARKET OB/XF VALUE		20,913
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		340,747
SOH/AGL Deduction		54,573
ASSESSED VALUE		286,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,174
TOTAL JUST VALUE		340,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012220	SCRN ENCL	12,000	12/09/2020
20001777	CO ISSUED	0	02/26/2020
B1910910	NEW CONSTR	273,441	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/0647	2/28/2020	SW	Q	I	02	291,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MALLCOTT ROLAND & V						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W25 BAS=[YR=2020] W15 S48 FGR=[YR=2020] S21 E21 FOP=[YR=2020] S3 E19 N3 W13 N14 W6 S14$ N20 W9 N3 W6 S2 W6$ E6 N2 E6 S3 E9 S6 E6 S14 E13 N60 W25 N9$ S9 E25 PTO=[YR=2021] E8 N20 W8 N11 W25 S7 W12 S12 E37 S12$ 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	718.00	SF	5.20	5.20	100	2020	2020	3	99	3,696	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
3	0471	VINYL FNC	0	100	0	0	144.00	LF	32.00	32.00	100	2021	2021	3	99	4,562	
4	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2021	2021	3	98	3,998	
5	0911	SCRN RM A	0	100	19	25	475.00	SF	17.50	17.50	100	2021	2021	3	97	8,063	

LAND DESCRIPTION

TOTAL OB/XF 20,913

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	000135	C	SFR CNSVTN	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