LOT 40
VILLAGE WALK PHASE 1
PBK 2239/1289

BLAXTON WAYNE HERBERT & JOY
83676 NETHER ST
FERNANDINA BEACH, FL 32034

2023

40-2N-27-1101-0040-0000

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

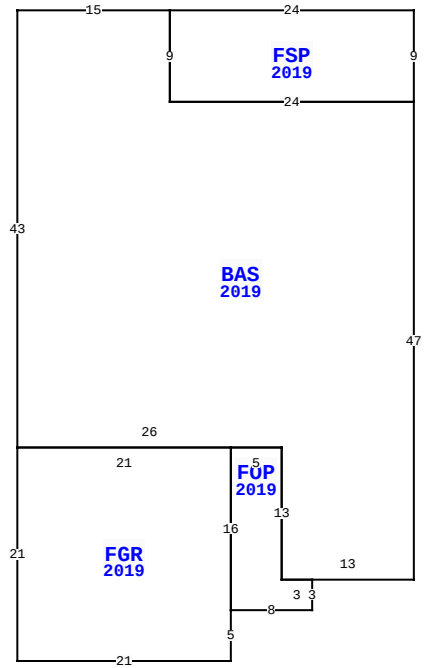
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	176,990
FGR	441	55	243	26,385
FOP	89	30	27	2,931
FSP	216	40	86	9,338
TOTALS	2,376		1,986	215,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	121.5249	109.68	217,824	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1630 HX Base Yr



83676 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	215,646
TOTAL MARKET OB/XF VALUE	7,079
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	282,725
SOH/AGL Deduction	8,737
ASSESSED VALUE	273,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,988
TOTAL JUST VALUE	282,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006334	NEW CONSTR	225,176	06/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0629	11/22/2019	SW	Q	I	02	264,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BLAXTON WAYNE HERBE						
2272/0146	5/02/2019	WD	Q	V	05	455,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W24 BAS=[YR=2019] W15 S43 FGR=[YR=2019] S21 E21 N5 FOP=[YR=2019] E8 N3 W3 N13 W5 S16$ N16 W21$ E26 S13 E13 N47 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	0810	CONCRETE A	0	0	0	0	575.00	SF	6.50	6.50	100	2019	2019	3	99	3,700	
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2019	2019	3	99	270	
3	0855	CONC PAVER	0	0	0	0	314.00	SF	10.00	10.00	100	2019	2019	3	99	3,109	

LAND DESCRIPTION

TOTAL OB/XF 7,079

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/04/2019 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS