LOT 10
VILLAGE WALK PHASE 1
PBK 2239/1289

ROBERTS JAMES A & PATRICIA A
83671 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0010-0000

NASSAU COUNTY PROPERTY

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 100
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

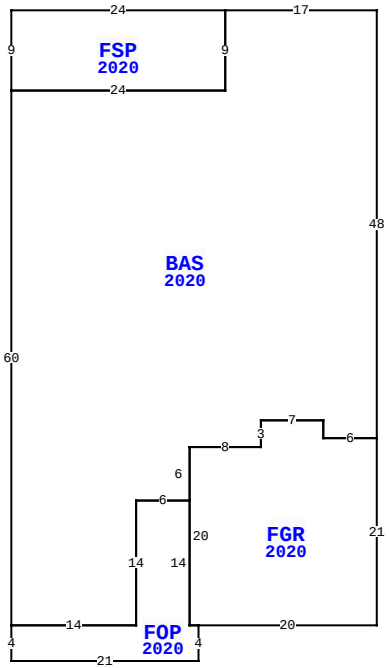
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,082	100	2,082	236,851
FGR	447	55	246	27,985
FOP	168	30	50	5,689
FSP	216	40	86	9,783
TOTALS	2,913		2,464	280,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	120.9600	114.91	283,138	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2082 HX Base Yr 2021



83671 NETHER ST, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,307
TOTAL MARKET OB/XF VALUE		3,202
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,509
SOH/AGL Deduction		66,653
ASSESSED VALUE		291,856
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		236,856
TOTAL JUST VALUE		358,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910371	NEW CONSTR	273,536	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1798	6/26/2020	SW	Q	I	01	308,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROBERTS JAMES A & P						
2323/0847	12/06/2019	SW	Q	V	05	410,500
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FSP=[YR=2020] W24 S9 E24 N9$ S9 W24 S60
FOP=[YR=2020] S4 E21 N4 FGR=[YR=2020] E20 N21 W6 N2 W7 S3 W8 S20 E1$ W1 N14 W6 S14 W14$ E14 N14 E6 N6 E8 N3 E7 S2 E6 N48$.

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	622.00	SF	5.20	5.20	100	2020	2020	3	99	3,202	

LAND DESCRIPTION

TOTAL OB/XF 3,202

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/07/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS