LOT 11
VILLAGE WALK PHASE 1
PBK 2239/1289

RAMOS RALPH & TAMMY SUE
83679 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0011-0000

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

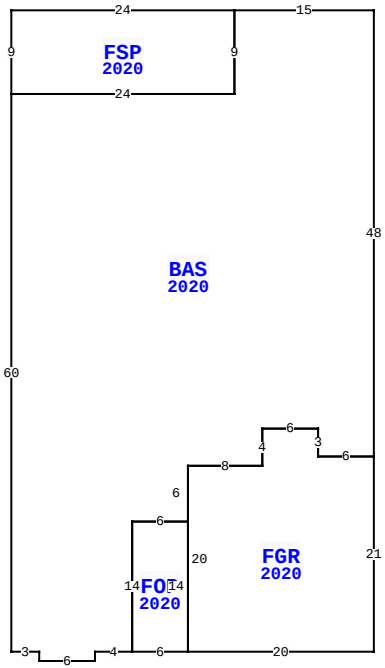
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1,967	230,330
FGR	430	55	236	27,635
FOP	84	30	25	2,927
FSP	216	40	86	10,070
TOTALS	2,697		2,314	270,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	124.5090	118.28	273,700	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1967 HX Base Yr 2021



83679 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		270,963
TOTAL MARKET OB/XF VALUE		3,320
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		349,283
SOH/AGL Deduction		65,401
ASSESSED VALUE		283,882
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		228,882
TOTAL JUST VALUE		349,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910402	NEW CONSTR	271,821	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1843	6/26/2020	SW	Q	I	01	282,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMOS RALPH & TAMMY						
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] W15 FSP=[YR=2020] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E6 N1 E4 FOP=[YR=2020] E6 FGR=[YR=2020] E20 N21 W6 N3 W6 S4 W8 S20$ N14 W6 S14$ N14 E6 N6 E8 N4 E6 S3 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	645.00	SF	5.20	5.20	100	2020	2020	3	99	3,320	

LAND DESCRIPTION

TOTAL OB/XF 3,320

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 05/19/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS