LOT 13
VILLAGE WALK PHASE 1
PBK 2239/1289

LELINE LEANNE
83695 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

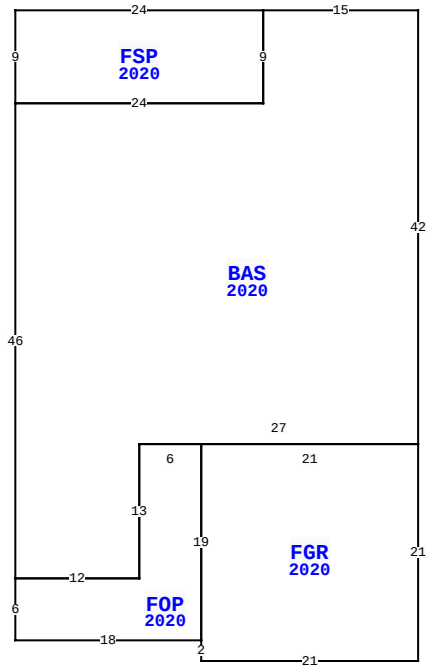
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		20 100
Frame	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	1,578	100	1,578	187,998
FGR	441	55	243	28,951
FOP	186	30	56	6,672
FSP	216	40	86	10,246
TOTALS	2,421		1,963	233,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	126.6699	120.34	236,227	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1578 HX Base Yr 2021



83695 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		233,865
TOTAL MARKET OB/XF VALUE		8,064
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		316,929
SOH/AGL Deduction		142,016
ASSESSED VALUE		174,913
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,913
TOTAL JUST VALUE		316,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910389	NEW CONSTR	227,022	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1742	6/30/2020	SW	Q	I	01	275,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LELINE LEANNE						
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 S46 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19$ N19 W6 S13 W12$ E12 N13 E27 N42$.

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	100	0	0	697.00	SF	6.50	6.50	100	2020	2020	3	99	4,485	
2	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2020	2020	3	96	1,106	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
4	0462	ST/AL FNC	0	100	0	0	204.00	SF	10.00	10.00	100	2020	2020	3	93	1,897	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 8,064

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 11/03/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS