

LOT 19  
VILLAGE WALK PHASE 1  
PBK 2239/1289

VANWAY CHRISTOPHER S  
83799 NETHER ST  
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0019-0000



| 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        | 186,302              |
| FGR       | 441              | 55          | 243          | 27,773               |
| FOP       | 173              | 30          | 52           | 5,943                |
| FOP       | 216              | 30          | 65           | 7,429                |
| TOTALS    | 2,460            |             | 1,990        | 227,449              |

| L N | 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   | 0812       | CONCRETE C  | 0       | 0 | 0 | 0     |    |       | 4.00           | 100       | 2020    | 2020        | 3 | 99     | 4,332           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 4,332    |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000134   | C   | SFR POND             | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |

REVIEW DATE 05/19/2020 BY NW

| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                                               | 01  | 1,990     | 121.5249    | 115.45         | 229,746        | 2020 | 2020 | 0    | 0    | 1.00 | 99.00  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1630 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                    |     |           |             |                |                |      |      |      |      |      |        |
| 83799 NETHER ST, FERNANDINA BEACH                  |     |           |             |                |                |      |      |      |      |      |        |

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

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 227,449   |               |
| TOTAL MARKET OB/XF VALUE  |  | 4,332     |               |
| TOTAL LAND VALUE - MARKET |  | 75,000    |               |
| TOTAL MARKET VALUE        |  | 306,781   |               |
| SOH/AGL Deduction         |  | 6,263     |               |
| ASSESSED VALUE            |  | 300,518   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 300,518   |               |
| TOTAL JUST VALUE          |  | 306,781   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 281,504   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20006953   | CO ISSUED   | 0       | 08/06/2020 |
| B1911516   | NEW CONSTR  | 227,390 | 11/04/2019 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2384/0833                      | 8/12/2020  | SW        | Q   | I   | 01     | 268,200    |
| GRANTOR: D R HORTON INC-JACKSO |            |           |     |     |        |            |
| GRANTEE: VANWAY CHRISTOPHER    |            |           |     |     |        |            |
| 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                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W15 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S47<br>FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19\$ N19 W5<br>S13 W13\$ E13 N13 E26 N43\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |