

LOT 20  
VILLAGE WALK PHASE 1  
PBK 2239/1289

KRASS EDWARD J & DAWN MARCI  
83807 NETHER STREET  
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0020-0000



| 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       | 2,013            | 100         | 2,013        | 226,170              |
| FGR       | 447              | 55          | 246          | 27,640               |
| FOP       | 72               | 30          | 22           | 2,472                |
| FOP       | 216              | 30          | 65           | 7,303                |
| TOTALS    | 2,748            |             | 2,346        | 263,586              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 543.00 | SF | 6.50  | 6.50           | 100       | 2020    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000134   | C   | SFR POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100                                                         | 01  | 2,346     | 119.4669    | 113.49         | 266,248        | 2020 | 2020 | 0    | 0    | 1.00 | 99.00  |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 2013 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |
| 83807 NETHER ST, FERNANDINA BEACH                            |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU               |     |           |             |                |                |      |      |      |      |      |        |
| XF DATE                                                      |     |           |             |                |                |      |      |      |      |      |        |
| INC DATE                                                     |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |              |               |
|---------------------------|--|--------------|---------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD     |               |
| Tax Group: 4              |  | Tax Dist:    |               |
| BUILDING MARKET VALUE     |  | 263,586      |               |
| TOTAL MARKET OB/XF VALUE  |  | 3,494        |               |
| TOTAL LAND VALUE - MARKET |  | 75,000       |               |
| TOTAL MARKET VALUE        |  | 342,080      |               |
| SOH/AGL Deduction         |  | 73,367       |               |
| ASSESSED VALUE            |  | 268,713      |               |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |               |
| BASE TAXABLE VALUE        |  | 218,713      |               |
| TOTAL JUST VALUE          |  | 342,080      |               |
| NCON VALUE                |  | 0            |               |
| INCOME VALUE              |  |              |               |
| PREVIOUS YEAR MKT VALUE   |  | 315,175      |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20010211   | CO ISSUED   | 0       | 10/23/2020 |
| 19008948   | NEW CONSTR  | 273,169 | 06/12/2020 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2405/0672                      | 10/30/2020 | SW        | Q   | I   | 01     |
| GRANTOR: D R HORTON INC-JACKSO |            |           |     |     |        |
| GRANTEE: KRASS EDWARD J & DA   |            |           |     |     |        |
| 2366/0180                      | 6/05/2020  | SW        | Q   | V   | 05     |
| GRANTOR: FORESTAR USA REAL EST |            |           |     |     |        |
| GRANTEE: D R HORTON INC-JACK   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 N2 FOP=[YR=2020] E6 FGR=[YR=2020] S2 E21 N21 W6 N2 W7 S3 W8 S18\$ N12 W6 S12\$ N12 E6 N6 E8 N3 E7 S2 E6 N48\$. |  |  |  |  |  |  |  |  |  |  |  |