LOT 22
VILLAGE WALK PHASE 1
PBK 2239/1289

ARMOUR MARY KAY
83823 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0022-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

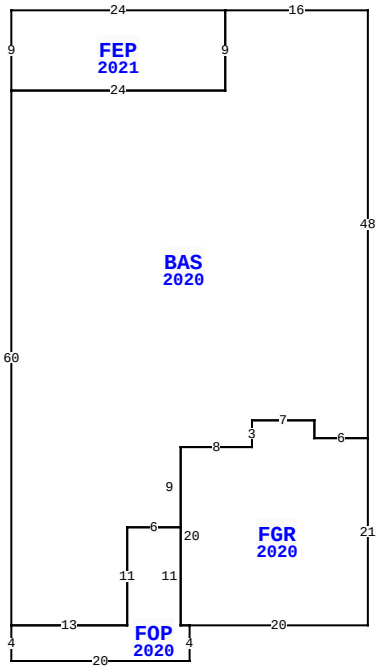
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2,031	223,549
FEP	216	80	173	19,042
FGR	447	55	246	27,077
FOP	146	30	44	4,843
TOTALS	2,840		2,494	274,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,494	117.0288	111.18	277,283	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2031 HX Base Yr 2021



83823 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		274,510
TOTAL MARKET OB/XF VALUE		4,404
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		353,914
SOH/AGL Deduction		76,494
ASSESSED VALUE		277,420
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		222,420
TOTAL JUST VALUE		353,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004853	REMODEL	17,314	04/19/2021
20011326	CO ISSUED	0	11/17/2020
19008762	NEW CONSTR	278,085	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/1143	11/20/2020	SW	Q	I	02	302,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ARMOUR MARY KAY & T						
2366/0180	6/05/2020	SW	Q	V	05	651,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FEP=[YR=2021] W24 S9 E24 N9$ S9 W24 S60
FOP=[YR=2020] S4 E20 N4 FGR=[YR=2020] E20 N21 W6 N2 W7 S3 W8
S20 E1$ W1 N11 W6 S11 W13$ E13 N11 E6 N9 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	0812	CONCRETE C	0	100	0	0	1,112.00	SF	4.00	4.00	100	2020	2020	3	99	4,404	

LAND DESCRIPTION

TOTAL OB/XF 4,404

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 08/17/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS