LOT 23
VILLAGE WALK PHASE 1
PBK 2239/1289

DILLON PAUL R & LYNETTE
83820 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0023-0000

BUILDING CHARACTERISTICS

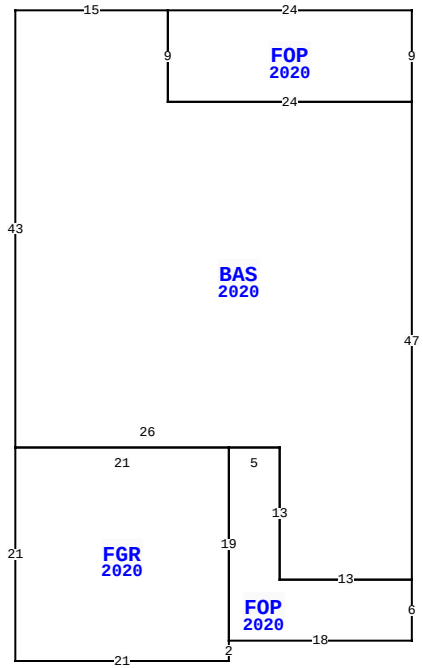
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	185,511
FGR	441	55	243	27,656
FOP	173	30	52	5,918
FOP	216	30	65	7,397
TOTALS	2,460		1,990	226,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	121.0104	114.96	228,770	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1630 HX Base Yr 2022



83820 NETHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,482
TOTAL MARKET OB/XF VALUE		5,148
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		306,630
SOH/AGL Deduction		155,154
ASSESSED VALUE		151,476
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		51,476
TOTAL JUST VALUE		306,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010249	CO ISSUED	0	10/26/2020
19008755	NEW CONSTR	227,022	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/0214	7/12/2021	WD	Q	I	01	330,000
GRANTOR: MITCHELL ALVIN Q						
GRANTEE: DILLON PAUL R & LYN						
2407/0128	11/06/2020	SW	Q	I	02	256,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MITCHELL ALVIN Q						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W24 BAS=[YR=2020] W15 S43 FGR=[YR=2020] S21 E21 N2 FOP=[YR=2020] E18 N6 W13 N13 W5 S19$ N19 W21$ E26 S13 E13 N47 W24 N9$ S9 E24 N9$.

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	1,000.00	SF	5.20	5.20	100	2020	2020	3	99	5,148	

LAND DESCRIPTION

TOTAL OB/XF 5,148

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	000100	C	SFR	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