LOT 26
VILLAGE WALK PHASE 1
PBK 2239/1289

MCLEAN GREGORY G
95092 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0026-0000

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

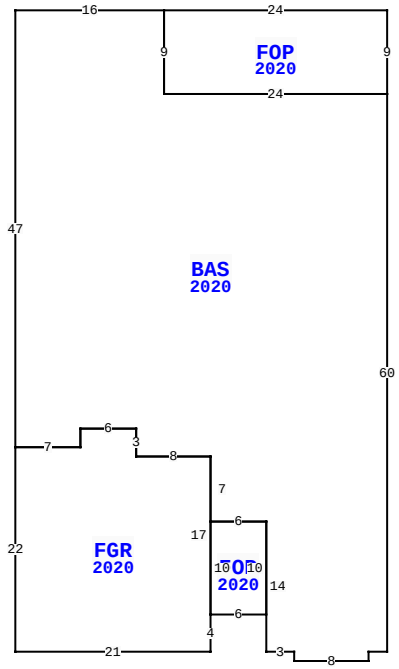
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,002	100	2,002	224,935
FGR	466	55	256	28,762
FOP	60	30	18	2,023
FOP	216	30	65	7,303
TOTALS	2,744		2,341	263,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	119.4669	113.49	265,680	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2002 HX Base Yr



83796 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 — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,023
TOTAL MARKET OB/XF VALUE	3,490
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	341,513
SOH/AGL Deduction	4,173
ASSESSED VALUE	337,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,340
TOTAL JUST VALUE	341,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006866	CO ISSUED	0	08/04/2020
B1911517	NEW CONSTR	276,515	11/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2385/0957	8/14/2020	SW	Q	I	01	285,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCLEAN GREGORY G						
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

FOP=[YR=2020] W24 BAS=[YR=2020] W16 S47 FGR=[YR=2020] S22 E21 N4 FOP=[YR=2020] E6 N10 W6 S10$ N17 W8 N3 W6 S2 W7 $ E7 N2 E6 S3 E8 S7 E6 S14 E3 S1 E8 N1 E2 N60 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	0	0	0	678.00	SF	5.20	5.20	100	2020	2020	3	99	3,490	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/19/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS