LOT 29
VILLAGE WALK PHASE 1
PBK 2239/1289

DRAFTS TIMOTHY JOHN & WANDA M L/E/
83764 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0029-0000

BUILDING CHARACTERISTICS

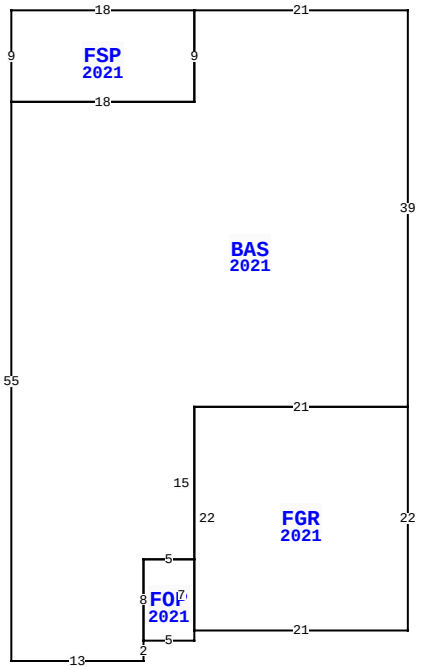
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,759	100	1,759	202,062
FGR	462	55	254	29,177
FOP	40	30	12	1,378
FSP	162	40	65	7,466
TOTALS	2,423		2,090	240,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	121.5249	115.45	241,290	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1759 HX Base Yr 2022



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

83764 NETHER ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,084
TOTAL MARKET OB/XF VALUE		3,264
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		318,348
SOH/AGL Deduction		33,599
ASSESSED VALUE		284,749
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		229,749
TOTAL JUST VALUE		318,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009399	NEW CONSTR	246,411	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1645	11/30/2023	LE	U	I	11	100
GRANTOR: DRAFTS TIMOTHY JOHN &						
GRANTEE: KACKLEY JOSHUA WILL						
2468/1260	6/04/2021	SW	Q	I	01	329,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRAFTS TIMOTHY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FSP=[YR=2021] W18 S9 E18 N9$ S9 W18 S55 E13 N2 FOP=[YR=2021] E5 N1 FGR=[YR=2021] E21 N22 W21 S22$ N7 W5 S8$ N8 E5 N15 E21 N39$.

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	634.00	SF	5.20	5.20	100	2021	2021	3	99	3,264	

LAND DESCRIPTION

TOTAL OB/XF 3,264

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 06/22/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS