

LOT 30
VILLAGE WALK PHASE 1
PBK 2239/1289

BAKER JERRY L & MARY K
83756 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0030-0000



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	13	LVT/LAMNT 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	1,630	100	1,630	188,199
FGR	441	55	243	28,057
FOP	173	30	52	6,004
FOP	216	30	65	7,505
TOTALS	2,460		1,990	229,765

L N	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	665.00	SF	5.20	5.20	100	2021	2021	3	99	3,423	

LAND DESCRIPTION			TOTAL OB/XF 3,423													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	09/27/2021	BY	JH
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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	122.1423	116.04	230,920	2021	2021	0	0	0	0.50	99.50	

1 SINGLE FAM - 100% - 2022

Heated Area: 1630

HX Base Yr 2022

BLD DATE

03/13/2023

NW

LGL DATE

04/24/2024

MLU

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		229,765
TOTAL MARKET OB/XF VALUE		3,423
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		308,188
SOH/AGL Deduction		90,885
ASSESSED VALUE		217,303
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		167,303
TOTAL JUST VALUE		308,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009388	NEW CONSTR	227,022	10/07/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2494/0630	9/03/2021	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BAKER JERRY L & MAR					
2389/1978	9/04/2020	SW	Q	V	05
GRANTOR: FORESTAR (USA) REAL E					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES															
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BUILDING DIMENSIONS															
FOP=[YR=2021] W24 BAS=[YR=2021] W15 S43 FGR=[YR=2021] S21 E21 N2 FOP=[YR=2021] E18 N6 W13 N13W5 S19\$ N19 W21\$ E26 S13 E13 N47 W24 N9\$ S9 E24 N9\$.															

83756 NETHER ST, FERNANDINA BEACH

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