LOT 32
VILLAGE WALK PHASE 1
PBK 2239/1289

MICHAUD JOSEPH N & MARY E L/E/
83740 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

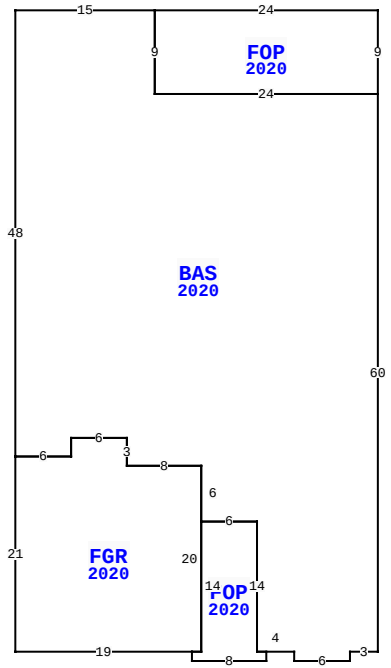
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,973	100	1,973	223,591
FGR	424	55	233	26,405
FOP	92	30	28	3,173
FOP	216	30	65	7,367
TOTALS	2,705		2,299	260,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	120.4959	114.47	263,167	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1973 HX Base Yr 2021



83740 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		260,535
TOTAL MARKET OB/XF VALUE		3,429
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		338,964
SOH/AGL Deduction		86,958
ASSESSED VALUE		252,006
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		197,006
TOTAL JUST VALUE		338,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013107	CO ISSUED	0	12/31/2020
20004682	NEW CONSTR	271,821	07/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/555	3/27/2024	LE	U	I	11	100
GRANTOR: MICHAUD JOSEPH N						
GRANTEE: MICHAUD JOSEPH N &						
2422/0643	12/31/2020	SW	Q	I	02	300,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MICHAUD JOSEPH N						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W24 BAS=[YR=2020] W15 S48 FGR=[YR=2020] S21 E19 FOP=[YR=2020] S1 E8 N1 W1 N14 W6 S14 W1$ E1 N20 W8 N3 W6 S2 W6$ E6 N2 E6 S3 E8 S6 E6 S14 E4 S1 E6 N1 E3 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	100	0	0	666.00	SF	5.20	5.20	100	2020	2020	3	99	3,429	

LAND DESCRIPTION

TOTAL OB/XF 3,429

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 12/07/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS