

LOT 38
VILLAGE WALK PHASE 1
PBK 2239/1289

CAVENDER THOMAS I & GABRIELE
83692 NETHER STREET
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0038-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,320	124.5090	118.28	274,410	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0												Heated Area: 1976									
Roof Cover	03	COMP SHNGL 100													HX Base Yr									
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 100																						
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	1,976	100	1,976	232,552																				
FGR	424	55	233	27,421																				
FOP	164	30	49	5,767																				
FOP	207	30	62	7,296																				
TOTALS			2,771	2,320	273,038																			
EXTRA FEATURES			83692 NETHER ST, FERNANDINA BEACH																					
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	0	0	0		646.00	SF 5.20	100	2021	2021	3	99	3,326									
BUILDING DIMENSIONS																								
FOP=[YR=2021] W23 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E19																								
FOP=[YR=2021] S4 E20 N4 W13 N14 W6 S14 W1\$ E1 N20 W8 N3 W6 S2																								
W6\$ E6 N2 E6 S3 E8 S6 E6 S14 E13 N60 W23 N9\$ S9 E23 N9\$.																								
LAND DESCRIPTION																								
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	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 08/02/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																								