

LOT 39
VILLAGE WALK PHASE 1
PBK 2239/1289

SHIRLEY LINDA E
83684 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0039-0000



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	13	LVT/LAMMT 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	1,591	100	1,591	171,527
FGR	441	55	243	26,198
FOP	173	30	52	5,606
FOP	216	30	65	7,008
TOTALS	2,421		1,951	210,339

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	561.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,951	114.6306	108.90	212,464	2020	2020	0	0
1 SINGLE FAM - 100% - 2021 Heated Area: 1591 HX Base Yr 2021									
83684 NETHER ST, FERNANDINA BEACH									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	561.00	SF	5.20	5.20

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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003223	CO ISSUED	0	04/14/2020
1912102	NEW CONSTR	227,022	11/21/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2353/1909	4/14/2020	SW	Q	I	01	264,000	
GRANTOR: D R HORTON INC							
GRANTEE: SHIRLEY LINDA E							
2317/0377	11/05/2019	SW	Q	V	01	67,800	
GRANTOR: FORESTAR USA REAL EST							
GRANTEE: D R HORTON INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2020] W24 BAS=[YR=2020] W15 S42 FGR=[YR=2020] S21 E21 N3 FOP=[YR=2020] E18 N6 W13 N13 W5 S19\$ N18 W21\$ E26 S13 E13 N46 W24 N9\$ S9 E24 N9\$.									