LOT 43
VILLAGE WALK PHASE 1
PBK 2239/1289

VIZENOR ANDREW/CHARALAMBOUS NAYIA
83650 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0043-0000

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 60
Interior Floo	14	CARPET 40
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

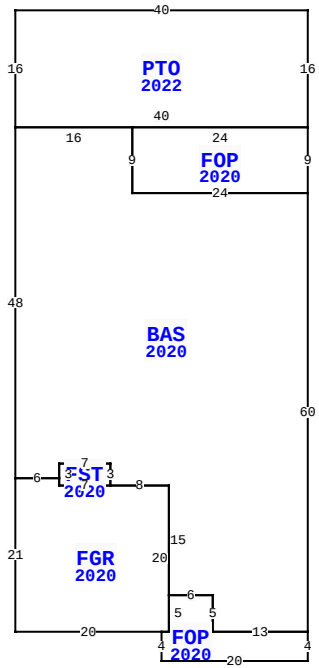
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2,067	229,639
FGR	426	55	234	25,996
FOP	110	30	33	3,666
FOP	216	30	65	7,221
FST	21	55	12	1,334
PTO	640	5	32	3,555
TOTALS	3,480		2,443	271,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,443	118.1292	112.22	274,153	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2067 HX Base Yr 2023



83650 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		271,411
TOTAL MARKET OB/XF VALUE		4,003
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		350,414
SOH/AGL Deduction		17,571
ASSESSED VALUE		332,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,843
TOTAL JUST VALUE		350,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003570	CO ISSUED	0	04/27/2020
B1911139	NEW CONSTR	274,307	10/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/1621	2/18/2022	WD	Q	I	01	415,000
GRANTOR: GILSON GLORIA MAE						
GRANTEE: VIZENOR ANDREW & NA						
2428/0877	1/15/2021	WD	U	I	11	100
GRANTOR: GILSON GLORIA M						
GRANTEE: GILSON JUNIOR M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E20 FOP=[YR=2020] S4 E20 N4 W13 N5 W6 S5 W1$ E1 N20 W8 FST=[YR=2020] N3 W7 S3 E7$ W7 N1 W6$ E6 N2 E7 S3 E8 S15 E6 S5 E13 N60 W24 N9$ S9 E24 N9$ PTO=[YR=2022] N16 W40 S16 E40$.

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	0810	CONCRETE A	0	100	0	0	622.00	SF	6.50	6.50	100	2020	2020	3	99	4,003	

LAND DESCRIPTION

TOTAL OB/XF 4,003

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 09/20/2022 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS