

LOT 45
VILLAGE WALK PHASE 1
PBK 2239/1289

BRANCH RONALD F & JANET L
83634 NETHER ST
FERNANDINA BEACH, FL 32034

2024

40-2N-27-1101-0045-0000



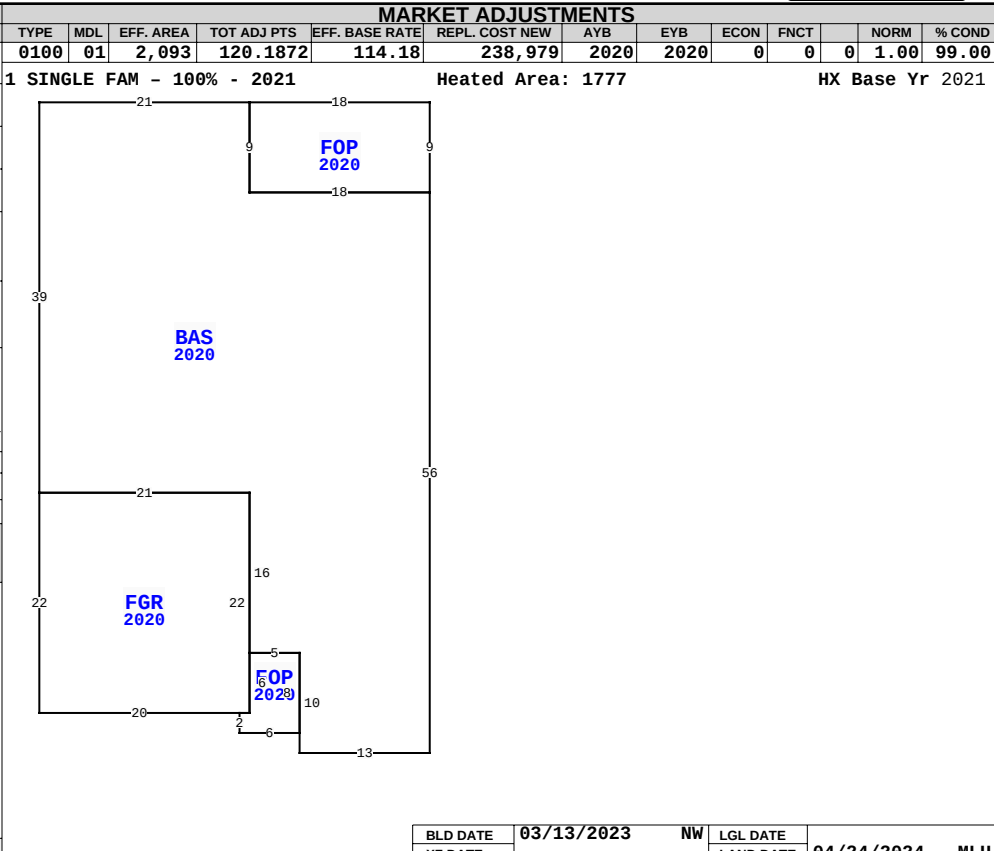
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,777	100	1,777	200,869
FGR	462	55	254	28,712
FOP	42	30	13	1,469
FOP	162	30	49	5,539
TOTALS	2,443		2,093	236,589

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	0	0	622.00	SF	6.50	6.50	100	2020	2020	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



83634 NETHER ST, FERNANDINA BEACH	BLD DATE 03/13/2023 NW	LGL DATE 04/24/2024 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	236,589		
TOTAL MARKET OB/XF VALUE	4,003		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	315,592		
SOH/AGL Deduction	67,344		
ASSESSED VALUE	248,248		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	193,248		
TOTAL JUST VALUE	315,592		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	289,896		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910909	SWIM POOL	246,644	10/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1808	6/16/2020	SW	Q	I	02	268,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRANCH RONALD F & J						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2020] W18 BAS=[YR=2020] W21 S39 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S2 E6 N8 W5 S6 W1\$ E1 N22 W21\$ E21 S16 E5 S10 E13 N56 W18 N9\$ S9 E18 N9\$.													