

LOT 9
VILLAGE WALK PHASE 1
PBK 2239/1289

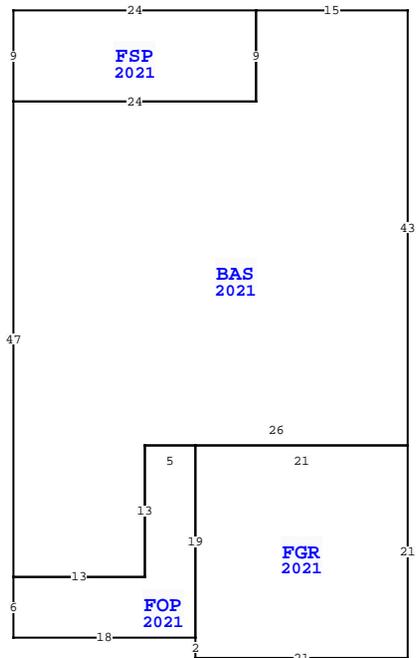
BROWN CARMEN L/E/
83663 NETHER ST
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0009-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	1,630	100	2021
FGR	441	55	2021
FOP	173	30	2021
FSP	216	40	2021
TOTALS	2,460		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,011	121.5249	121.52	244,377	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022										Heated Area: 1630	HX Base Yr 2022



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,933
TOTAL MARKET OB/XF VALUE			3,295
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			320,228
SOH/AGL Deduction			35,738
ASSESSED VALUE			284,490
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			233,768
TOTAL JUST VALUE			320,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008881	NEW CONSTR	227,022	09/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/293	5/21/2025	QC	U	I	11	100
GRANTOR: BROWN CARMEN M						
GRANTEE: LYTTLE TAMMY						
2460/1792	5/11/2021	SW	Q	I	02	294,300
GRANTOR: D R HORTON INC						
GRANTEE: BROWN CARMEN						

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	640.00	SF	5.20	5.20	100	2021	2021	3	99	3,295	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
83663 NETHER ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2021] W15 FSP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S47 FOP=[YR=2021] S6 E18 FGR=[YR=2021] S2 E21 N21 W21 S19\$ N19 W5 S13 W13\$ E13 N13 E26 N43\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							