

LOT 10  
VILLAGE WALK PHASE 1  
PBK 2239/1289

MAYER JANET IRENE & DAVID ALLAN  
96015 LONG BEACH DR  
FERNANDINA BEACH, FL 32034

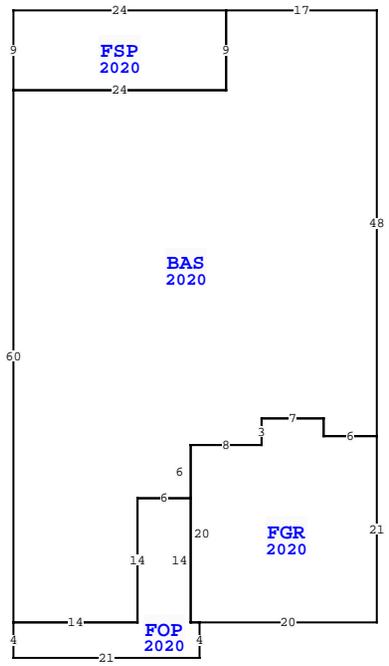
2025

40-2N-27-1101-0010-0000



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	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	YEAR
BAS	2,082	100	2020
FGR	447	55	2020
FOP	168	30	2020
FSP	216	40	2020
TOTALS	2,913		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,464	120.9600	120.96	298,045	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021											
Heated Area: 2082											
HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			293,574
TOTAL MARKET OB/XF VALUE			3,170
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			371,744
SOH/AGL Deduction			71,424
ASSESSED VALUE			300,320
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			244,598
TOTAL JUST VALUE			371,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910371	NEW CONSTR	273,536	12/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/835	5/29/2025	WD Q	Q	I	01	463,400
GRANTOR: ROBERTS JAMES A & PAT						
GRANTEE: MAYER JANET IRENE &						
2371/1798	6/26/2020	SW Q	Q	I	01	308,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROBERTS JAMES A & P						

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	622.00	SF	5.20	5.20	100	2020	2020	3	98	3,170	

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

83671 NETHER ST, FERNANDINA BEACH

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS=[YR=2020] W17 FSP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60  
FOP=[YR=2020] S4 E21 N4 FGR=[YR=2020] E20 N21 W6 N2 W7 S3 W8  
S20 E1\$ W1 N14 W6 S14 W14\$ E14 N14 E6 N6 E8 N3 E7 S2 E6 N48\$.

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									