

LOT 11
VILLAGE WALK PHASE 1
PBK 2239/1289

RAMOS RALPH & TAMMY SUE L/E/
83679 NETHER ST
FERNANDINA BEACH, FL 32034

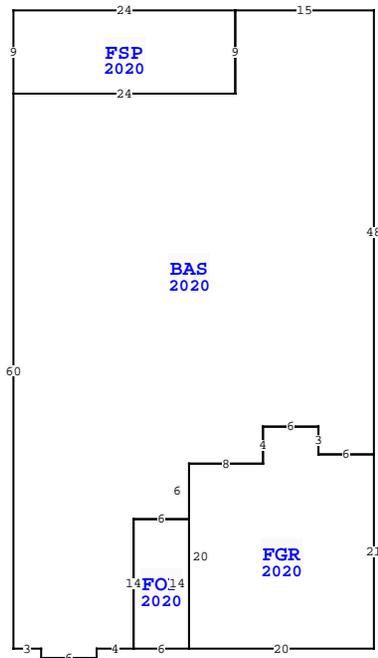
2025

40-2N-27-1101-0011-0000



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 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,314	124.5090	124.51	288,116	2020	2020	0	0	1.50	98.50		
1 SINGLE FAM - 100% - 2021 Heated Area: 1967 HX Base Yr 2021													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	2020	1,967	241,237
FGR	430	55	2020	236	28,943
FOP	84	30	2020	25	3,066
FSP	216	40	2020	86	10,547
TOTALS	2,697			2,314	283,794

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			283,794
TOTAL MARKET OB/XF VALUE			3,287
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			362,081
SOH/AGL Deduction			69,966
ASSESSED VALUE			292,115
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			236,393
TOTAL JUST VALUE			362,081
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910402	NEW CONSTR	271,821	12/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1852	1/28/2025	LE U		I	11	100
GRANTOR: RAMOS RALPH & TAMMY S						
GRANTEE: RAMOS FAMILY TRUST						
2371/1843	6/26/2020	SW Q		I	01	282,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMOS RALPH & TAMMY						

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	645.00	SF	5.20	5.20	100	2020	2020	3	98	3,287	

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

BUILDING DIMENSIONS			
BAS=[YR=2020] W15 FSP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E3 S1 E6 N1 E4 FOP=[YR=2020] E6 FGR=[YR=2020] E20 N21 W6 N3 W6 S4 W8 S20\$ N14 W6 S14\$ N14 E6 N6 E8 N4 E6 S3 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							