

LOT 12
VILLAGE WALK PHASE 1
PBK 2239/1289

WILLIAMS STEVEN K/MURRY NATALIYA
83687 NETHER ST
FERNANDINA BEACH, FL 32034

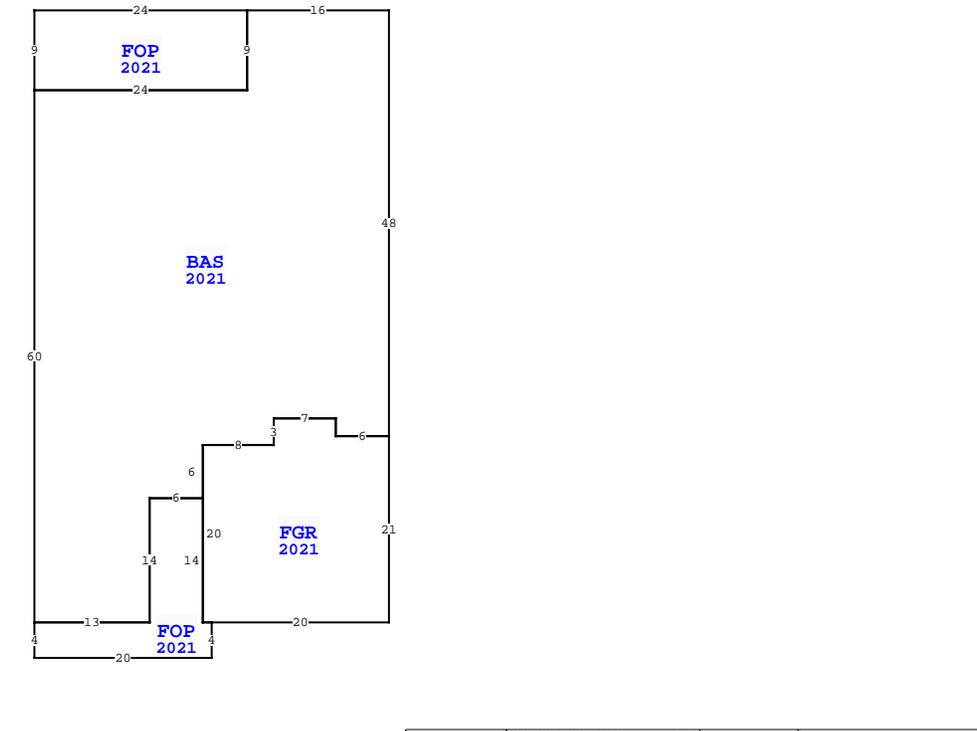
2025

40-2N-27-1101-0012-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,373	123.5829	123.58	293,255	2021	2021	0	0	0	1.00	99.00		



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	2,013	100	2021	2,013	246,279
FGR	447	55	2021	246	30,097
FOP	164	30	2021	49	5,994
FOP	216	30	2021	65	7,953
TOTALS	2,840			2,373	290,322

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			290,322	
TOTAL MARKET OB/XF VALUE			3,207	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			368,529	
SOH/AGL Deduction			40,638	
ASSESSED VALUE			327,891	
TOTAL EXEMPTION VALUE	HX HB VX		55,722	
BASE TAXABLE VALUE			272,169	
TOTAL JUST VALUE			368,529	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			355,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009850	NEW CONSTR	278,085	10/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2477/0215	6/30/2021	SW Q	Q	I	02	314,500
GRANTOR: D R HORTON INC						
GRANTEE: WILLIAMS STEVEN K &						
2382/1041	8/06/2020	SW Q	Q	V	05	221,100
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC						

EXTRA FEATURES														83687 NETHER ST, FERNANDINA BEACH		
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	623.00	SF	5.20	5.20	100	2021	2021	3	99	3,207	

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

BUILDING NOTES	
BAS=[YR=2021] W16 FOP=[YR=2021] W24 S9 E24 N9 S9 W24 S60	
FOP=[YR=2021] S4 E20 N4 FGR=[YR=2021] E20 N21 W6 N2 W7 S3 W8	
S20 E1 S W1 N14 W6 S14 W13 E13 N14 E6 N6 E8 N3 E7 S2 E6 N48 S.	

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									