

LOT 13
VILLAGE WALK PHASE 1
PBK 2239/1289

GETZ SHERI L & JEFFREY H
95239 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

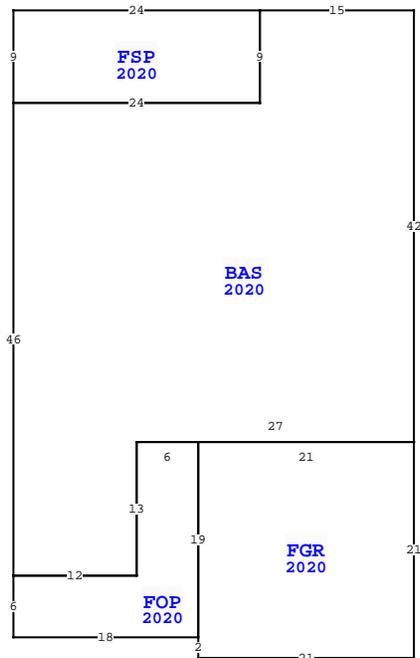
2025

40-2N-27-1101-0013-0000



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		20	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	1,578	100	2020
FGR	441	55	2020
FOP	186	30	2020
FSP	216	40	2020
TOTALS	2,421		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,963	126.6699	126.67	248,653	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1578 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			244,923
TOTAL MARKET OB/XF VALUE			7,940
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			327,863
SOH/AGL Deduction			147,878
ASSESSED VALUE			179,985
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			129,263
TOTAL JUST VALUE			327,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910389	NEW CONSTR	227,022	12/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/140	4/10/2025	WD	Q	I	01	400,000
GRANTOR: LELINE LEANNE						
GRANTEE: GETZ SHERI L & JEFF						
2372/1742	6/30/2020	SW	Q	I	01	275,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LELINE LEANNE						

EXTRA FEATURES															83695 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	0810	CONCRETE A	0	100	0	0	697.00	SF	6.50	6.50	100	2020	2020	3	98	4,440	
2	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2020	2020	3	95	1,094	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
4	0462	ST/AL FNC	0	100	0	0	204.00	SF	10.00	10.00	100	2020	2020	3	90	1,836	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W15 FSP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S46 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19\$ N19 W6 S13 W12\$ E12 N13 E27 N42\$.	

LAND DESCRIPTION										TOTAL OB/XF										7,940					
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								