

LOT 14
VILLAGE WALK PHASE 1
PBK 2239/1289

RUGGIERO LUKE C & LAURA L
83703 NETHER ST
FERNANDINA BEACH, FL 32034

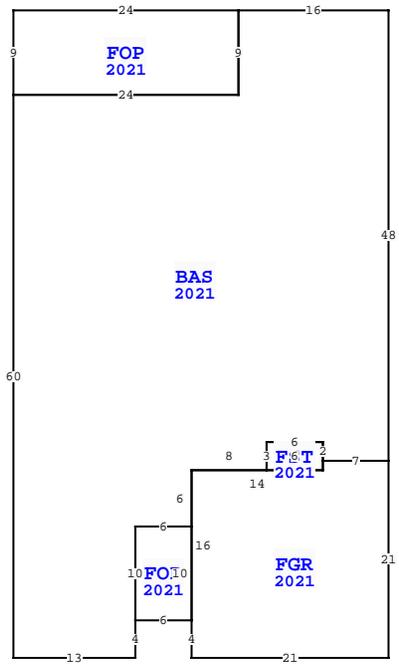
2025

40-2N-27-1101-0014-0000



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	2,015	100	2021
FGR	427	55	2021
FOP	60	30	2021
FOP	216	30	2021
FST	18	55	2021
TOTALS	2,736		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,343	119.4669	119.47	279,918	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2015 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			277,119
TOTAL MARKET OB/XF VALUE			3,449
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			355,568
SOH/AGL Deduction			39,419
ASSESSED VALUE			316,149
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			260,427
TOTAL JUST VALUE			355,568
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009923	NEW CONSTR	270,759	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1618	7/22/2021	SW	Q	I	02	308,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RUGGIERO LUKE C & L						
2389/1978	9/04/2020	SW	Q	V	05	966,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

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	670.00	SF	5.20	5.20	100	2021	2021	3	99	3,449	

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

BUILDING NOTES	
83703 NETHER ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FOP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S60 E13 N4 FOP=[YR=2021] E6 FGR=[YR=2021] S4 E21 N21 W7 FST=[YR=2021] N2 W6 S3 E6 N1\$ S1 W14 S16\$ N10 W6 S10\$ N10 E6 N6 E8 N3 E6 S2 E7 N48\$.	

LAND DESCRIPTION																								
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							