

LOT 16
VILLAGE WALK PHASE 1
PBK 2239/1289

PAIGE ARTHUR & HELEN L/E/
83751 NETHER ST
FERNANDINA BEACH, FL 32034

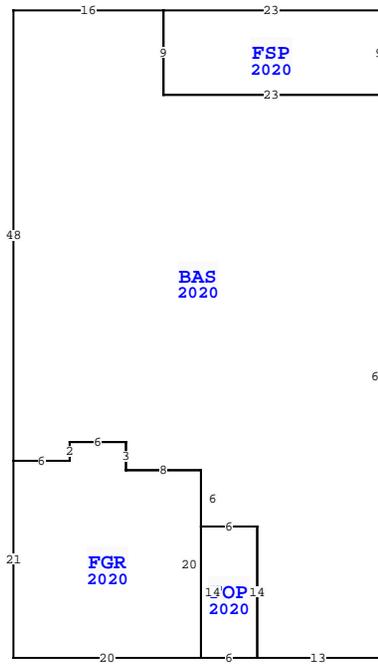
2025

40-2N-27-1101-0016-0000



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	13	LVT/LAMMT	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	1,976	100	2020
FGR	424	55	2020
FOP	84	30	2020
FSP	207	40	2020
TOTALS	2,691		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2021					Heated Area: 1976			HX Base Yr 2021			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,327	
TOTAL MARKET OB/XF VALUE		6,969	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		340,296	
SOH/AGL Deduction		207,847	
ASSESSED VALUE		132,449	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		81,727	
TOTAL JUST VALUE		340,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003633	CO ISSUED	0	04/29/2020
19009612	NEW CONSTR	273,536	11/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1992	4/06/2022	LE U		I	11	100
GRANTOR: PAIGE ARTHUR L & HELE						
GRANTEE: PAIGE JON & STEPHEN						
2358/0401	4/30/2020	SW Q		I	01	309,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PAIGE ARTHUR L & HE						

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	652.00	SF	5.20	5.20	100	2020	2020	3	98	3,323	
2	0855	CONC PAVER	0	100	0	372.00	SF	10.00	10.00	100	2020	2020	3	98	3,646	

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

BUILDING NOTES	
83751 NETHER ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2020] W23 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E20 FOP=[YR=2020] E6 N14 W6 S14\$ N20 W8 N3 W6 S2 W6\$ E6 N2 E6 S3 E8 S6 E6 S14 E13 N60 W23 N9\$ S9 E23 N9\$.	

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							