

LOT 17  
VILLAGE WALK PHASE 1  
PBK 2239/1289

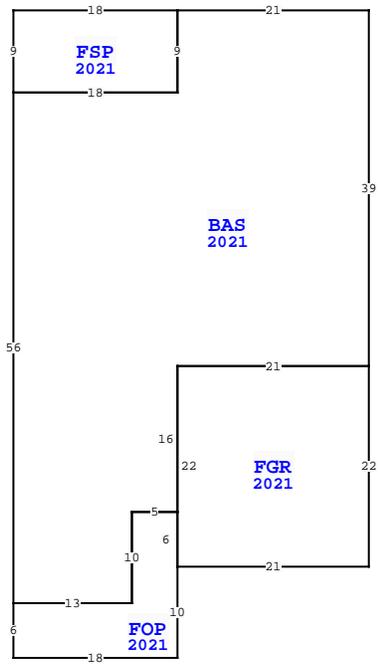
STEELE TONI B & KEVIN M  
83783 NETHER ST  
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0017-0000

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		2	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	1,777	100	2021
FGR	462	55	2021
FOP	158	30	2021
FSP	162	40	2021
TOTALS	2,559		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,143	121.5249	121.52	260,417	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1777 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,813
TOTAL MARKET OB/XF VALUE			9,277
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			342,090
SOH/AGL Deduction			99,452
ASSESSED VALUE			242,638
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			191,916
TOTAL JUST VALUE			342,090
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009726	NEW CONSTR	249,188	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0035	7/16/2021	SW	Q	I	02	294,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STEELE TONI B & KEV						
2366/0180	6/05/2020	SW	Q	V	05	651,000
GRANTOR: FORESTAR USA REAL EST						
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	759.00	SF	5.20	5.20	100	2021	2021	3	99	3,907	
2	0462	ST/AL FNC	0	100	0	456.00	SF	10.00	10.00	100	2021	2021	3	93	4,241	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
4	0471	VINYL FNC	0	100	0	18.00	LF	32.00	32.00	100	2021	2021	3	96	553	
<b>TOTAL OB/XF</b> 9,277																

BUILDING NOTES			
83783 NETHER ST, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2021] W21 FSP=[YR=2021] W18 S9 E18 N9\$ S9 W18 S56 FOP=[YR=2021] S6 E18 N10 FGR=[YR=2021] E21 N22 W21 S22\$ N6 W5 S10 W13\$ E13 N10 E5 N16 E21 N39\$.			

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							