

LOT 18
VILLAGE WALK PHASE 1
PBK 2239/1289

HERRMANN PAUL R & STACY E
83791 NETHER ST
FERNANDINA BEACH, FL 32034

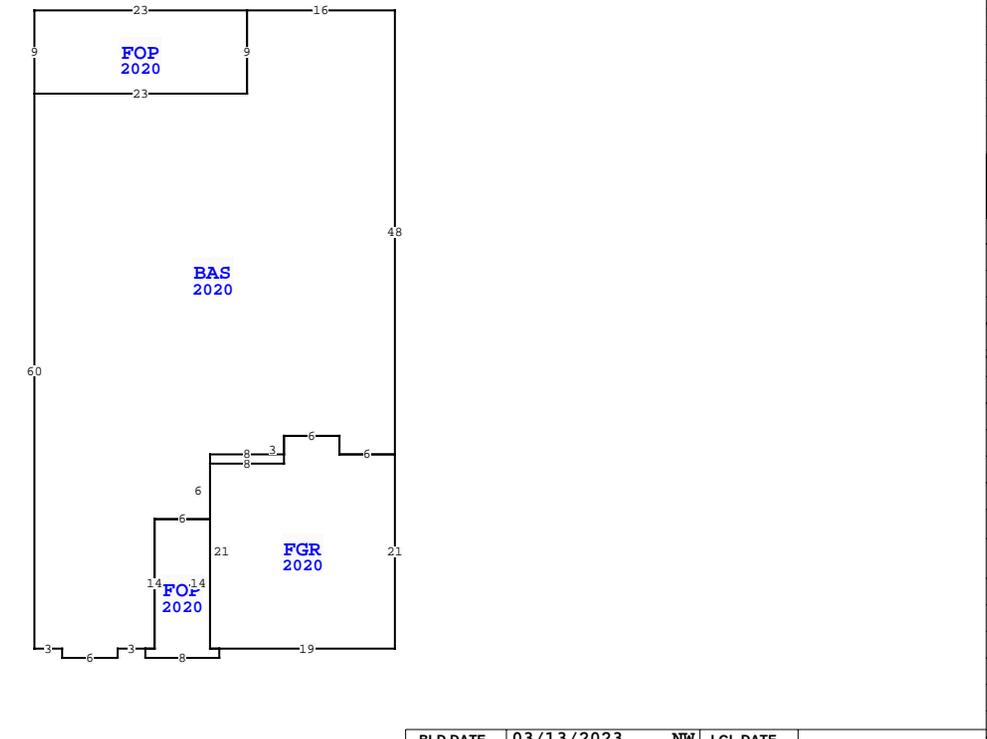
2025

40-2N-27-1101-0018-0000



BUILDING CHARACTERISTICS		
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		2 100
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	2,310	120.4959	120.50	278,355	2020	2020	0	0	0	1.50	98.50



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	1,982	100	2020	1,982	235,249
FGR	432	55	2020	238	28,249
FOP	92	30	2020	28	3,323
FOP	207	30	2020	62	7,359
TOTALS	2,713			2,310	274,180

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			274,180
TOTAL MARKET OB/XF VALUE			3,007
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			352,187
SOH/AGL Deduction			68,571
ASSESSED VALUE			283,616
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			232,894
TOTAL JUST VALUE			352,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912169	NEW CONSTR	271,821	11/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/1882	6/30/2020	SW Q	Q	I	01	275,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HERRMANN PAUL R & S						
2309/1167	10/03/2019	SW Q	Q	V	05	603,200
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	0		5.20	100	2020	2020	3	98	3,007	

83791 NETHER ST, FERNANDINA BEACH										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] W16 FOP=[YR=2020] W23 S9 E23 N9\$ S9 W23 S60 E3 S1 E6 N1 E3 FOP=[YR=2020] S1 E8 N1 FGR=[YR=2020] E19 N21 W6 N2 W6 S2 W8 S21 E1 \$ W1 N14 W6S14 W1\$ E1 N14 E6 N6 E8 N3 E6 S2 E6 N48\$.												

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								