

LOT 19
VILLAGE WALK PHASE 1
PBK 2239/1289

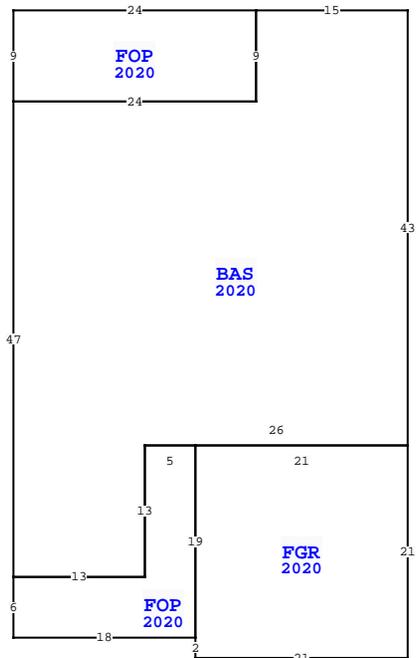
VANWAY CHRISTOPHER S
83799 NETHER ST
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0019-0000

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	1,990	121.5249	121.52	241,825	2020	2020	0	0	1.50	98.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1630 HX Base Yr													



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	1,630	100	2020	1,630	195,107
FGR	441	55	2020	243	29,086
FOP	173	30	2020	52	6,224
FOP	216	30	2020	65	7,781
TOTALS	2,460			1,990	238,198

83799 NETHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				238,198
TOTAL MARKET OB/XF VALUE				4,288
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				317,486
SOH/AGL Deduction				0
ASSESSED VALUE				317,486
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				317,486
TOTAL JUST VALUE				317,486
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				306,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006953	CO ISSUED	0	08/06/2020
B1911516	NEW CONSTR	227,390	11/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0833	8/12/2020	SW Q	Q	I	01	268,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VANWAY CHRISTOPHER						
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	0812	CONCRETE C	0	0	0	0		4.00	100	2020	2020	3	98	4,288	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2020] W15 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S47
 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19\$ N19 W5
 S13 W13\$ E13 N13 E26 N43\$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									