LOT 21
VILLAGE WALK PHASE 1
PBK 2239/1289

VINCENT MARCIA
83815 NETHER ST
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0021-0000

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		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

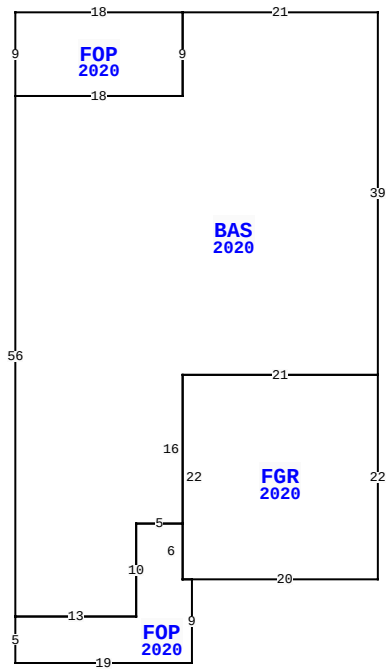
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2020	1,777	212,702
FGR	462	55	2020	254	30,403
FOP	149	30	2020	45	5,386
FOP	162	30	2020	49	5,865
TOTALS	2,550			2,125	254,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,125	121.5249	121.52	258,230	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1777 HX Base Yr 2021



83815 NETHER ST, FERNANDINA BEACH

BLD DATE	03/13/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/24/2024 MLU
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		254,357
TOTAL MARKET OB/XF VALUE		4,118
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		333,475
SOH/AGL Deduction		66,303
ASSESSED VALUE		267,172
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		211,450
TOTAL JUST VALUE		333,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011363	CO ISSUED	0	11/18/2020
19008757	NEW CONSTR	249,188	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2410/1728	11/20/2020	SW	Q	I	01	274,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VINCENT MARCIA						
2366/0180	6/05/2020	SW	Q	V	05	651,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 FOP=[YR=2020] W18 S9 E18 N9$ S9 W18 S56 FOP=[YR=2020] S5 E19 N9 FGR=[YR=2020] E20 N22 W21 S22 E1$ W1 N6 W5 S10 W13$ E13 N10 E5 N16 E21 N39$.

EXTRA FEATURES

LN	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	808.00	SF	5.20	5.20	100	2020	2020	3	98	4,118	

LAND DESCRIPTION

TOTAL OB/XF 4,118

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 11/03/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS