

LOT 22
VILLAGE WALK PHASE 1
PBK 2239/1289

ARMOUR MARY KAY
83823 NETHER ST
FERNANDINA BEACH, FL 32034

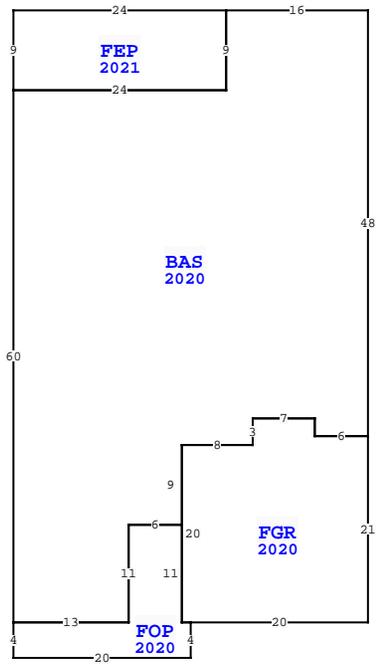
2025

40-2N-27-1101-0022-0000



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		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	2,031	100	2020
FEP	216	80	2021
FGR	447	55	2020
FOP	146	30	2020
TOTALS	2,840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,494	117.0288	117.03	291,873	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021										Heated Area: 2031	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			287,495
TOTAL MARKET OB/XF VALUE			4,359
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			366,854
SOH/AGL Deduction			81,389
ASSESSED VALUE			285,465
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			229,743
TOTAL JUST VALUE			366,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004853	REMODEL	17,314	04/19/2021
20011326	CO ISSUED	0	11/17/2020
19008762	NEW CONSTR	278,085	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2411/1143	11/20/2020	SW Q	Q	I	02	302,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ARMOUR MARY KAY & T						
2366/0180	6/05/2020	SW Q	Q	V	05	651,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES										83823 NETHER ST, FERNANDINA BEACH		BLD DATE	03/13/2023	NW	LGL DATE	04/24/2024	MLU
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	100	0	1,112.00	SF	4.00	4.00	100	2020	2020	3	98	4,359		

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FEP=[YR=2021] W24 S9 E24 N9\$ S9 W24 S60									
FOP=[YR=2020] S4 E20 N4 FGR=[YR=2020] E20 N21 W6 N2 W7 S3 W8									
S20 E1\$ W1 N11 W6 S11 W13\$ E13 N11 E6 N9 E8 N3 E7 S2 E6 N48\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,359				
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							