

LOT 24
VILLAGE WALK PHASE 1
PBK 2239/1289

HARMON THOMAS M & VIRGINIA A
83812 NETHER ST
FERNANDINA BEACH, FL 32034

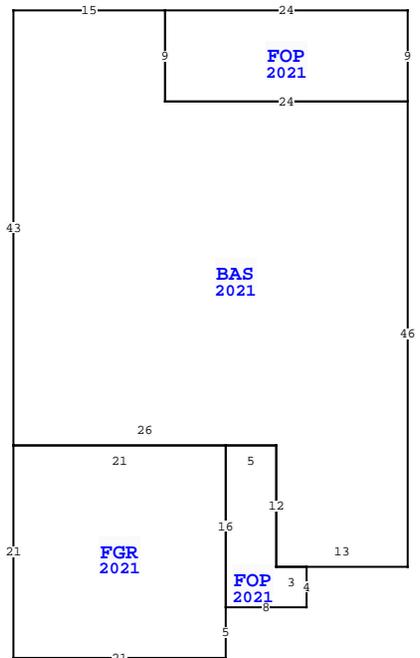
2025

40-2N-27-1101-0024-0000



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	1,617	100	2021
FGR	441	55	2021
FOP	92	30	2021
FOP	216	30	2021
TOTALS	2,366		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,953	121.5249	121.52	237,329	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022											
Heated Area: 1617											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			234,956
TOTAL MARKET OB/XF VALUE			3,290
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			313,246
SOH/AGL Deduction			81,303
ASSESSED VALUE			231,943
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			181,221
TOTAL JUST VALUE			313,246
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009731	NEW CONSTR	224,921	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
2472/0609	6/18/2021	SW Q	Q	I	02	258,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARMON THOMAS M & V						
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																
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	639.00	SF	5.20	5.20	100	2021	2021	3	99	3,290	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
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BUILDING NOTES	
83812 NETHER ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2021] W24 BAS=[YR=2021] W15 S43 FGR=[YR=2021] S21 E21 N5 FOP=[YR=2021] E8 N4 W3 N12 W5 S16\$ N16 W21\$ E26 S12 E13 N46 W24 N9\$ S9 E24 N9\$.	

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	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							