LOT 25
VILLAGE WALK PHASE 1
PBK 2239/1289

KOS EDMUND PETER & LINDA B
17208 PLATTER PARKWAY
NEW HAVEN, IN 46774

2025

40-2N-27-1101-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

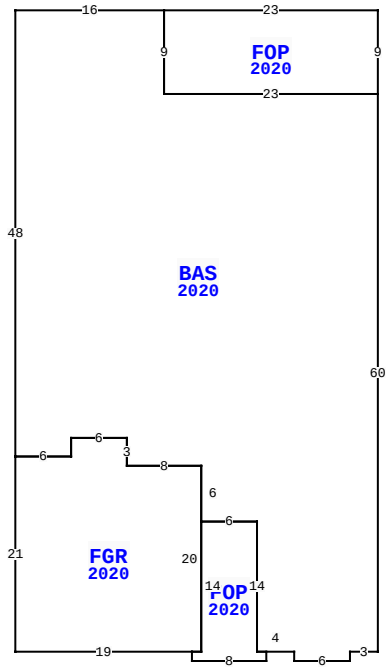
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	424	55	2020	233	27,656
FOP	92	30	2020	28	3,323
FOP	207	30	2020	62	7,359
TOTALS	2,705			2,305	273,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	120.4959	120.50	277,752	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1982 HX Base Yr



83804 NETHER ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,586
TOTAL MARKET OB/XF VALUE	3,368
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	351,954
SOH/AGL Deduction	0
ASSESSED VALUE	351,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,954
TOTAL JUST VALUE	351,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005852	CO ISSUED	0	07/07/2020
20000031	NEW CONSTR	271,572	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1501	7/10/2020	SW	Q	I	02	268,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KOS EDMUND PETER &						
2323/0847	12/06/2019	SW	Q	V	05	410,500
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W23 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E19 FOP=[YR=2020] S1 E8 N1 W1 N14 W6 S14 W1$ E1 N20 W8 N3 W6 S2 W6$ E6 N2 E6 S3 E8 S6 E6 S14 E4 S1 E6 N1 E3 N60 W23 N9$ S9 E23 N9$.

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	0	0	0	661.00	SF	5.20	5.20	100	2020	2020	3	98	3,368	

LAND DESCRIPTION

TOTAL OB/XF 3,368

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS