

LOT 26
VILLAGE WALK PHASE 1
PBK 2239/1289

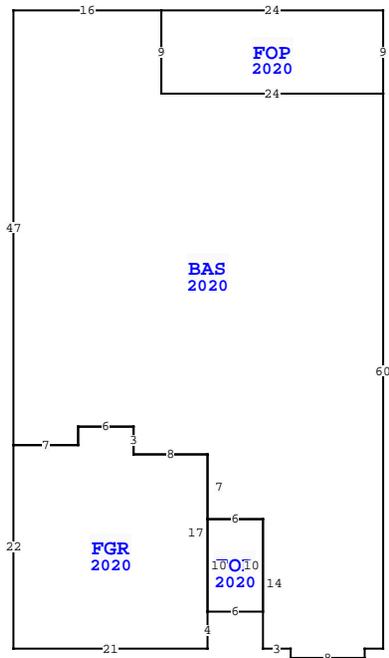
CARVER STEVEN LAWRENCE & CONNIE D'ZAMKO
83796 NETHER ST
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0026-0000

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 Floor	11	CLAY TILE	70
Interior Floor	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	2,002	100	2020
FGR	466	55	2020
FOP	60	30	2020
FOP	216	30	2020
TOTALS	2,744		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
Heated Area: 2002					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,484
TOTAL MARKET OB/XF VALUE			3,455
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			353,939
SOH/AGL Deduction			0
ASSESSED VALUE			353,939
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			303,217
TOTAL JUST VALUE			353,939
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006866	CO ISSUED	0	08/04/2020
B1911517	NEW CONSTR	276,515	11/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1248	9/19/2024	WD	Q	I	01	425,000
GRANTOR: MCLEAN GREGORY G						
GRANTEE: CARVER STEVEN LAWRE						
2385/0957	8/14/2020	SW	Q	I	01	285,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCLEAN GREGORY G						

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	678.00	SF	5.20	5.20	100	2020	2020	3	98	3,455	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2020] W24 BAS=[YR=2020] W16 S47 FGR=[YR=2020] S22 E21 N4 FOP=[YR=2020] E6 N10 W6 S10\$ N17 W8 N3 W6 S2 W7 \$ E7 N2 E6 S3 E8 S7 E6 S14 E3 S1 E8 N1 E2 N60 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							