

LOT 30
VILLAGE WALK PHASE 1
PBK 2239/1289

BAKER JERRY L & MARY K
83756 NETHER ST
FERNANDINA BEACH, FL 32034

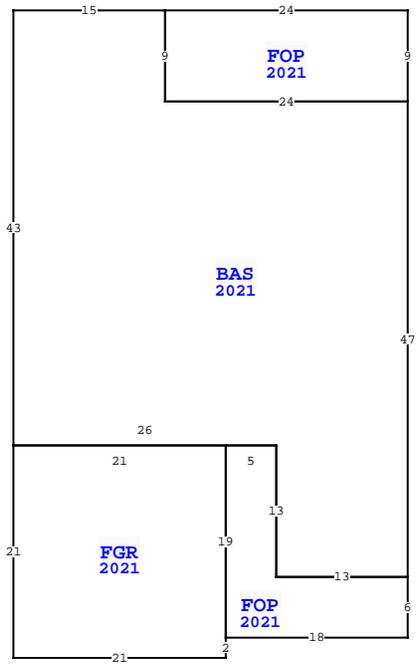
2025

40-2N-27-1101-0030-0000



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	13	LVT/LAMNT	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	1,630	100	2021
FGR	441	55	2021
FOP	173	30	2021
FOP	216	30	2021
TOTALS	2,460		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,990	122.1423	122.14	243,059	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022										Heated Area: 1630	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			240,628
TOTAL MARKET OB/XF VALUE			3,423
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			319,051
SOH/AGL Deduction			95,446
ASSESSED VALUE			223,605
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			172,883
TOTAL JUST VALUE			319,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009388	NEW CONSTR	227,022	10/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0630	9/03/2021	SW Q	Q	I	01	283,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BAKER JERRY L & MAR						
2389/1978	9/04/2020	SW Q	Q	V	05	966,200
GRANTOR: FORESTAR (USA) REAL E						
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	665.00	SF	5.20	5.20	100	2021	2021	3	99	3,423	

BLD DATE		03/13/2023	NW	LGL DATE	04/24/2024	MLU
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BUILDING NOTES	
83756 NETHER ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2021] W24 BAS=[YR=2021] W15 S43 FGR=[YR=2021] S21 E21 N2 FOP=[YR=2021] E18 N6 W13 N13W5 S19\$ N19 W21\$ E26 S13 E13 N47 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							