

LOT 31
VILLAGE WALK PHASE 1
PBK 2239/1289

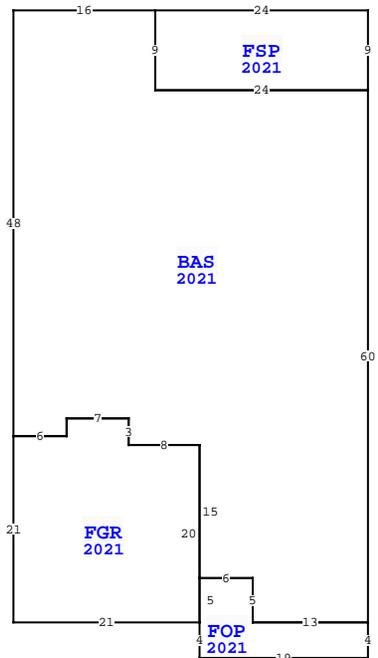
GAHRIS DOUGLAS P & CONSTANCE W
83748 NETHER ST
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0031-0000

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 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
BAS	2,067	100
FGR	447	55
FOP	106	30
FSP	216	40
TOTALS	2,836	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,431	119.4669	119.47	290,432	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2067 HX Base Yr 2022												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			287,528
TOTAL MARKET OB/XF VALUE			3,248
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			365,776
SOH/AGL Deduction			74,026
ASSESSED VALUE			291,750
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			241,028
TOTAL JUST VALUE			365,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011909	NEW CONSTR	278,085	12/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2495/0696	9/08/2021	SW Q	Q	I	01	312,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GAHRIS DOUGLAS P &						
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
1	0811	CONCRETE B	0	100	0	631.00	SF	5.20	5.20	100	2021	2021
83748 NETHER ST, FERNANDINA BEACH												

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

BUILDING NOTES												
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BUILDING DIMENSIONS
 FSP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E21
 FOP=[YR=2021] S4 E19 N4 W13 N5 W6 S5\$ N20 W8 N3 W7 S2 W6\$ E6
 N2 E7 S3 E8 S15 E6 S5 E13 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								