

LOT 33
VILLAGE WALK PHASE 1
PBK 2239/1289

RAGLAND MARILYN H
83732 NETHER STREET
FERNANDINA BEACH, FL 32034

2025

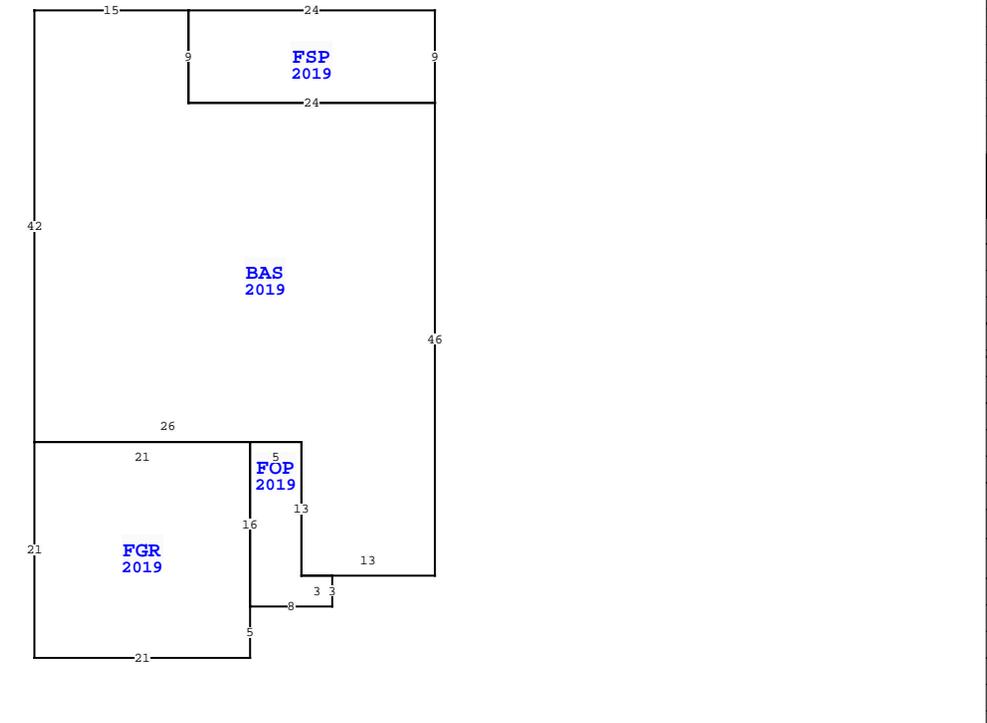
40-2N-27-1101-0033-0000



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 Floo	11 CLAY TILE 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,947	126.5670	126.57	246,432	2019	2019	0	0	0	2.00	98.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,503
TOTAL MARKET OB/XF VALUE			3,617
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			320,120
SOH/AGL Deduction			79,131
ASSESSED VALUE			240,989
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			190,267
TOTAL JUST VALUE			320,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,249



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	1,591	100	2019	1,591	197,346
FGR	441	55	2019	243	30,142
FOP	89	30	2019	27	3,349
FSP	216	40	2019	86	10,667
TOTALS	2,337			1,947	241,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003000	NEW CONSTR	225,176	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1358	9/26/2019	SW	Q	I	02	266,500
GRANTOR: D R HORTON INC						
GRANTEE: RAGLAND MARILYN H						
2255/0346	2/12/2019	WD	Q	V	05	260,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC						

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	0			5.20	100	2019	2019	3	97	3,617	

TOTAL OB/XF										3,617							
83732 NETHER ST, FERNANDINA BEACH										BLD DATE	03/13/2023	NW	LGL DATE		LAND DATE	04/24/2024	MLU
										XF DATE			AG DATE				
										INC DATE							

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=2019] W24 BAS=[YR=2019] W15 S42 FGR=[YR=2019] S21 E21 N5 FOP=[YR=2019] E8 N3 W3 N13 W5 S16 \$ N16 W21 \$ E26 S13 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							