

LOT 35
VILLAGE WALK PHASE 1
PBK 2239/1289

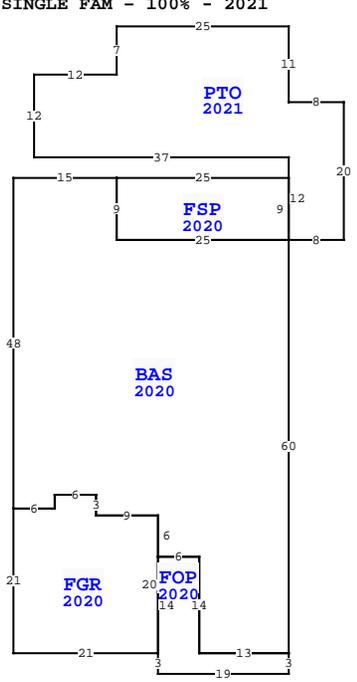
MALLCOTT ROLAND & VICTORIA S L/E/
83716 NETHER ST
FERNANDINA BEACH, FL 32034

2025

40-2N-27-1101-0035-0000

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 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,422	119.4669	119.47	289,356	2020	2020	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2007 HX Base Yr 2021												



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	2,007	100	2020	2,007	236,179
FGR	444	55	2020	244	28,714
FOP	141	30	2020	42	4,943
FSP	225	40	2020	90	10,591
PTO	779	5	2021	39	4,589
TOTALS	3,596			2,422	285,016

EXTRA FEATURES

83716 NETHER ST, FERNANDINA BEACH

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

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			718.00	SF	5.20	5.20	100	2020	2020	3	98	3,659	
2	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
3	0471	VINYL FNC	0	100	0	0			144.00	LF	32.00	32.00	100	2021	2021	3	96	4,424	
4	0462	ST/AL FNC	0	100	0	0			408.00	SF	10.00	10.00	100	2021	2021	3	93	3,794	
5	0911	SCRN RM A	0	100	19	25			475.00	SF	17.50	17.50	100	2021	2021	3	90	7,481	

LAND DESCRIPTION TOTAL OB/XF 19,934

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		285,016	
TOTAL MARKET OB/XF VALUE		19,934	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		379,950	
SOH/AGL Deduction		76,643	
ASSESSED VALUE		303,307	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		252,585	
TOTAL JUST VALUE		379,950	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012220	SCRN ENCL	12,000	12/09/2020
20001777	CO ISSUED	0	02/26/2020
B1910910	NEW CONSTR	273,441	10/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1510	12/14/2023	LE	U	I	11	100

GRANTOR: MALLCOTT ROLAND & VIC
GRANTEE: MALLCOTT LEE JOHN
2344/0647 2/28/2020 SW Q I 02 291,600
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: MALLCOTT ROLAND & V

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=2020] W25 BAS=[YR=2020] W15 S48 FGR=[YR=2020] S21 E21
FOP=[YR=2020] S3 E19 N3 W13 N14 W6 S14\$ N20 W9 N3 W6 S2 W6\$
E6 N2 E6 S3 E9 S6 E6 S14 E13 N60 W25 N9\$ S9 E25 PTO=[YR=2021]
E8 N20 W8 N11 W25 S7 W12 S12 E37 S12\$ N9\$.