

LOT 36
VILLAGE WALK PHASE 1
PBK 2239/1289

BRADHAM RYAN E/LANDRY AMANDA L
83708 NETHER ST
FERNANDINA BEACH, FL 32034

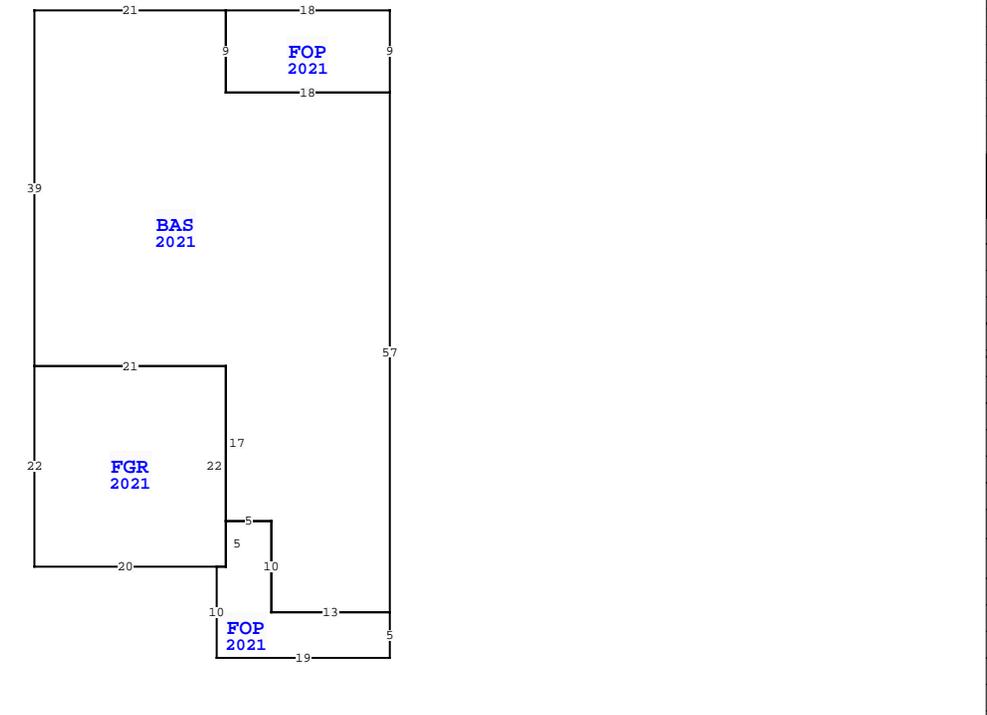
2025

40-2N-27-1101-0036-0000



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		2 100
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	2,143	121.5249	121.52	260,417	2021	2021	0	0	1.00	99.00	



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	1,795	100
FGR	462	55
FOP	150	30
FOP	162	30
TOTALS	2,569	

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	623.00	SF	5.20	5.20	100	2021	2021

83708 NETHER ST, FERNANDINA BEACH
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU
XF DATE INC DATE AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,813
TOTAL MARKET OB/XF VALUE			3,207
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			336,020
SOH/AGL Deduction			37,317
ASSESSED VALUE			298,703
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			247,981
TOTAL JUST VALUE			336,020
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012244	NEW CONSTR	246,411	12/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2771/368	2/28/2025	WD Q	Q	I	01	420,000
GRANTOR: ROUNTREE JAMES C & MA						
GRANTEE: BRADHAM RYAN E						
2490/1596	8/24/2021	SW Q	Q	I	01	288,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROUNTREE JAMES C &						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2021] W18 BAS=[YR=2021] W21 S39 FGR=[YR=2021] S22 E20
FOP=[YR=2021] S10 E19 N5 W13 N10 W5 S5 W1\$ E1 N22 W21\$ E21
S17 E5 S10 E13 N57 W18 N9\$ S9 E18 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									