

LOT 37  
VILLAGE WALK PHASE 1  
PBK 2239/1289

MURAK KONRAD R & MICHELE  
83700 NETHER ST  
FERNANDINA BEACH, FL 32034

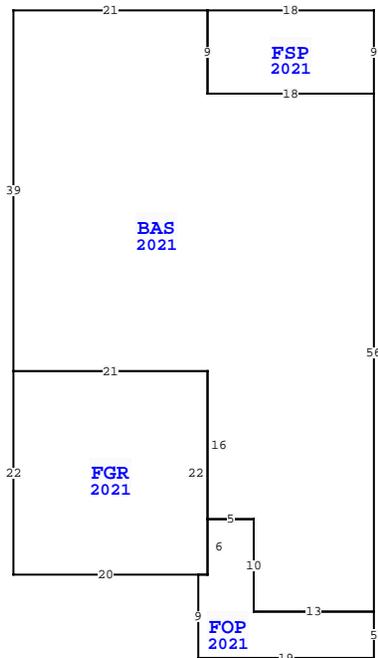
2025

40-2N-27-1101-0037-0000



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 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	YEAR
BAS	1,777	100	2021
FGR	462	55	2021
FOP	149	30	2021
FSP	162	40	2021
TOTALS	2,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022		260,174	2021	2021	0	0	1.00	99.00
				Heated Area: 1777							
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			257,572
TOTAL MARKET OB/XF VALUE			35,473
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			368,045
SOH/AGL Deduction			17,896
ASSESSED VALUE			350,149
TOTAL EXEMPTION VALUE	13		350,149
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			368,045
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008087	FIBERGLASS POOL	67,000	06/23/2023
22012060	SWIM POOL	80,000	08/05/2022
21003888	CO ISSUED	0	03/31/2021
20009739	NEW CONSTR	249,188	10/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/0901	3/31/2021	SW	Q	I	02	300,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MURAK KONRAD R & MI						
2389/1978	9/04/2020	SW	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	0	724.00	SF	5.20	5.20	100	2021	2021	3	99	3,727	
2	0471	VINYL FNC	0	100	0	0	90.00	LF	32.00	32.00	100	2021	2021	3	96	2,765	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
4	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2021	2021	3	93	2,232	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
6	0866	POOL FIBER	0	100	22	10	220.00	SF	72.00	72.00	100	2024	2023		97	15,365	
7	0855	CONC PAVER	0	100	0	0	858.00	SF	10.00	10.00	100	2024	2023		100	8,580	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

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

BUILDING NOTES	
BAS=[YR=2021;ORIG=-18,12] W21 S39 E21 S16 E5 S10 E13 N56 W18 N9 \$	
FGR=[YR=2021;ORIG=-39,51] S22 E20 E1 N22 W21 \$	
FSP=[YR=2021;ORIG=0,21] N9 W18 S9 E18 \$	
FOP=[YR=2021;ORIG=-19,73] S9 E19 N5 W13 N10 W5 S6 W1 \$	

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							