

LOT 38
VILLAGE WALK PHASE 1
PBK 2239/1289

CAVENDER THOMAS I & GABRIELE
83692 NETHER STREET
FERNANDINA BEACH, FL 32034

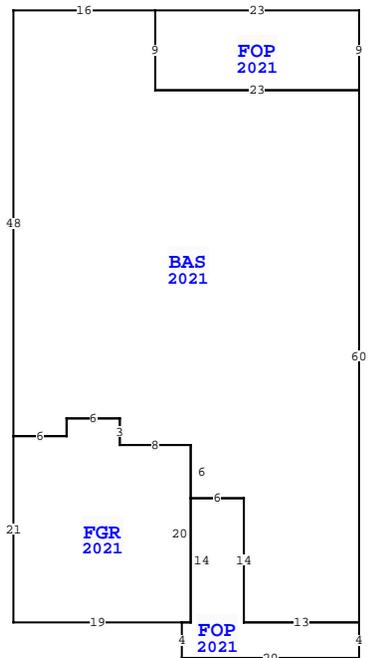
2025

40-2N-27-1101-0038-0000



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 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
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	1,976	100	2021
FGR	424	55	2021
FOP	164	30	2021
FOP	207	30	2021
TOTALS	2,771		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2025											
Heated Area: 1976					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			285,974
TOTAL MARKET OB/XF VALUE			3,326
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			364,300
SOH/AGL Deduction			183,134
ASSESSED VALUE			181,166
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			130,444
TOTAL JUST VALUE			364,300
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003826	CO ISSUED	0	03/30/2021
20009406	NEW CONSTR	273,536	10/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0650	3/26/2021	SW	Q	I	02	282,000
GRANTOR: D R HORTON INC						
GRANTEE: CAVENDER THOMAS I &						
2382/1041	8/06/2020	SW	Q	V	05	221,100
GRANTOR: FORESTAR USA REAL EST						
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	646.00	SF	5.20	5.20	100	2021	2021	3	99	3,326	

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

83692 NETHER ST, FERNANDINA BEACH

BUILDING NOTES									
BUILDING DIMENSIONS									

FOP=[YR=2021] W23 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E19
FOP=[YR=2021] S4 E20 N4 W13 N14 W6 S14 W1\$ E1 N20 W8 N3 W6 S2
W6\$ E6 N2 E6 S3 E8 S6 E6 S14 E13 N60 W23 N9\$ S9 E23 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							