

LOT 39
VILLAGE WALK PHASE 1
PBK 2239/1289

SHIRLEY LINDA E
83684 NETHER ST
FERNANDINA BEACH, FL 32034

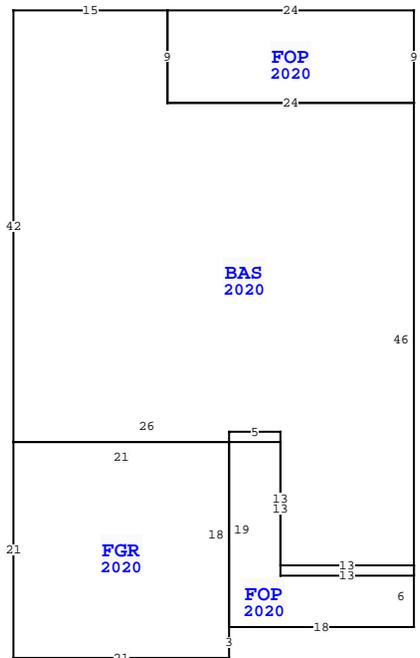
2025

40-2N-27-1101-0039-0000



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	13	LVT/LAMMT	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	1,591	100	2020
FGR	441	55	2020
FOP	173	30	2020
FOP	216	30	2020
TOTALS	2,421		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,951	114.6306	114.63	223,643	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1591 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			220,288
TOTAL MARKET OB/XF VALUE			2,859
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			298,147
SOH/AGL Deduction			60,742
ASSESSED VALUE			237,405
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			186,683
TOTAL JUST VALUE			298,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003223	CO ISSUED	0	04/14/2020
1912102	NEW CONSTR	227,022	11/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1909	4/14/2020	SW Q	Q	I	01	264,000
GRANTOR: D R HORTON INC						
GRANTEE: SHIRLEY LINDA E						
2317/0377	11/05/2019	SW Q	Q	V	01	67,800
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
1	0811	CONCRETE B	0	100	0	561.00	SF	5.20	5.20	100	2020

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

83684 NETHER ST, FERNANDINA BEACH

BUILDING NOTES											
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BUILDING DIMENSIONS
FOP=[YR=2020] W24 BAS=[YR=2020] W15 S42 FGR=[YR=2020] S21 E21
N3 FOP=[YR=2020] E18 N6 W13 N13 W5 S19\$ N18 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	DPHT 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							