

LOT 40
VILLAGE WALK PHASE 1
PBK 2239/1289

BLAXTON WAYNE HERBERT & JOY
83676 NETHER ST
FERNANDINA BEACH, FL 32034

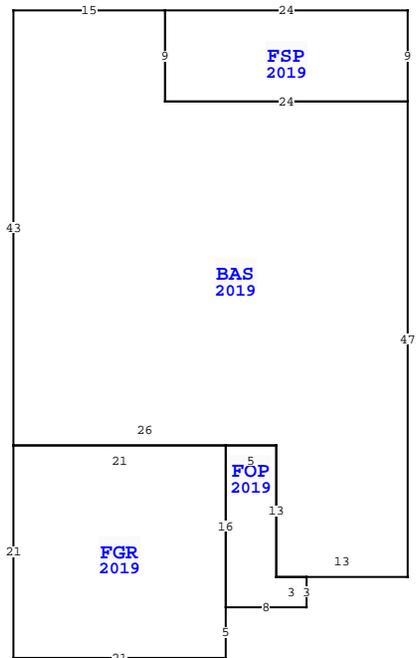
2025

40-2N-27-1101-0040-0000



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	1,630	100	2019
FGR	441	55	2019
FOP	89	30	2019
FSP	216	40	2019
TOTALS	2,376		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,986	121.5249	121.52	241,339	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2025 Heated Area: 1630 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			236,512
TOTAL MARKET OB/XF VALUE			6,936
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			318,448
SOH/AGL Deduction			0
ASSESSED VALUE			318,448
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			267,726
TOTAL JUST VALUE			318,448
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006334	NEW CONSTR	225,176	06/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0629	11/22/2019	SW	Q	I	02	264,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BLAXTON WAYNE HERBE						
2272/0146	5/02/2019	WD	Q	V	05	455,000
GRANTOR: PATRIOT RIDGE LLP						
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	0810	CONCRETE A	0	100	0	0			575.00	SF	6.50	6.50	100	2019	2019	3	97	3,625	
2	0810	CONCRETE A	0	100	14	3			42.00	SF	6.50	6.50	100	2019	2019	3	97	265	
3	0855	CONC PAVER	0	100	0	0			314.00	SF	10.00	10.00	100	2019	2019	3	97	3,046	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2019] W24 BAS=[YR=2019] W15 S43 FGR=[YR=2019] S21 E21 N5 FOP=[YR=2019] E8 N3 W3 N13 W5 S16\$ N16 W21\$ E26 S13 E13 N47 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	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								