

LOT 41  
VILLAGE WALK PHASE 1  
PBK 2239/1289

JENKINS CAROLE A TRUST/JENKINS CAROLE A TRUSTEE  
83670 NETHER ST  
FERNANDINA BEACH, FL 32034

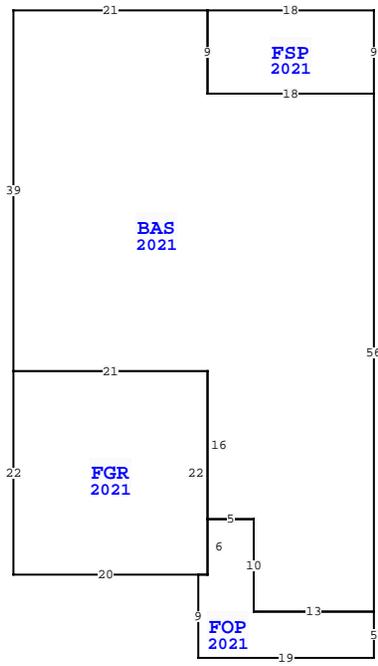
2025

40-2N-27-1101-0041-0000



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	13	LVT/LAMMT	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	1,777	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
0100	01	2,141	114.2190	114.22	244,545	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022										Heated Area: 1777	
										HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,100
TOTAL MARKET OB/XF VALUE			3,727
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			320,827
SOH/AGL Deduction			35,970
ASSESSED VALUE			284,857
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			229,135
TOTAL JUST VALUE			320,827
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003907	CO ISSUED	0	03/31/2021
20009005	NEW CONSTR	249,188	09/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0016	3/30/2021	SW Q	Q	I	01	291,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JENKINS CAROLE A TR						
2372/0393	6/30/2020	SW Q	Q	V	05	656,000
GRANTOR: FORESTAR USA REAL EST						
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			5.20	100	2021	2021	3	99	3,727	

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

BUILDING NOTES	
83670 NETHER ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2021] W18 BAS=[YR=2021] W21 S39 FGR=[YR=2021] S22 E20 FOP=[YR=2021] S9 E19 N5 W13 N10 W5 S6 W1\$ E1 N22 W21\$ E21 S16 E5 S10 E13 N56 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	DPHT 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							