

LOT 42
VILLAGE WALK PHASE 1
PBK 2239/1289

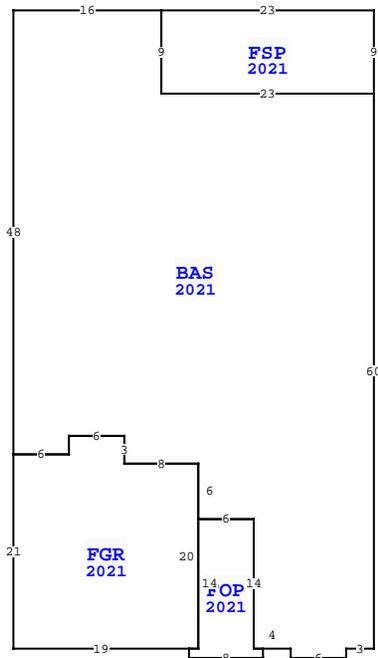
CLEM JEAN F L/E/
PO BOX 16135
FERNANDINA BEACH, FL 32035

2025

40-2N-27-1101-0042-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,326	127.5960	127.60	296,798	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 1982 HX Base Yr													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2021	1,982	250,374
FGR	424	55	2021	233	29,434
FOP	92	30	2021	28	3,537
FSP	207	40	2021	83	10,485
TOTALS	2,705			2,326	293,830

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	0	0	644.00	SF	5.20	5.20	100	2021	2021	3	99	3,315	

83658 NETHER ST, FERNANDINA BEACH										BLD DATE	03/13/2023	NW	LGL DATE		04/24/2024	MLU
										XF DATE			LAND DATE			
										INC DATE			AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			293,830
TOTAL MARKET OB/XF VALUE			3,315
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			372,145
SOH/AGL Deduction			0
ASSESSED VALUE			372,145
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			372,145
TOTAL JUST VALUE			372,145
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008226	NEW CONSTR	271,821	09/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0175	5/06/2022	WD	U	I	11	100
GRANTOR: CLEM DAVID H & JEAN F						
GRANTEE: CLEM STEVEN E & KER						
2468/0040	6/03/2021	SW	Q	I	01	320,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CLEM DAVID H & JEAN						

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=2021] W23 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S21 E19													
FOP=[YR=2021] S1 E8 N1 W1 N14 W6 S14 W1\$ E1 N20 W8 N3 W6 S2													
W6\$ E6 N2 E6 S3 E8 S6 E6 S14 E4 S1 E6 N1 E3 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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								