

LOT 43
VILLAGE WALK PHASE 1
PBK 2239/1289

VIZENOR ANDREW/CHARALAMBOUS NAYIA
83650 NETHER ST
FERNANDINA BEACH, FL 32034

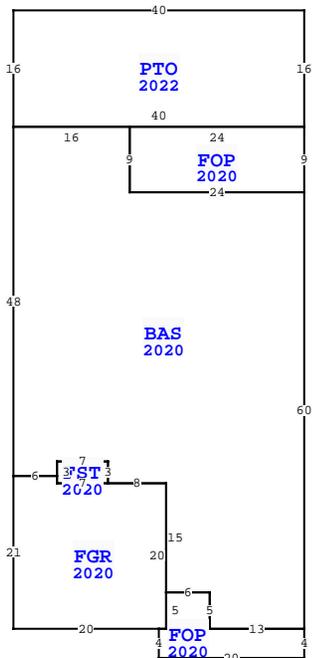
2025

40-2N-27-1101-0043-0000



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	60
Interior Floo	14	CARPET	40
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		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		288,592	2020	2020	0	0	1.50	98.50
				Heated Area:	2067		HX Base Yr 2023				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2020	2,067	240,512
FGR	426	55	2020	234	27,227
FOP	110	30	2020	33	3,840
FOP	216	30	2020	65	7,563
FST	21	55	2020	12	1,397
PTO	640	5	2022	32	3,723
TOTALS	3,480			2,443	284,263

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	622.00	SF	6.50	6.50	100	2020	2020	3	98	3,962	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			284,263
TOTAL MARKET OB/XF VALUE			3,962
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			363,225
SOH/AGL Deduction			20,730
ASSESSED VALUE			342,495
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			291,773
TOTAL JUST VALUE			363,225
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003570	CO ISSUED	0	04/27/2020
B1911139	NEW CONSTR	274,307	10/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/1621	2/18/2022	WD	Q	I	01	415,000
GRANTOR: GILSON GLORIA MAE						
GRANTEE: VIZENOR ANDREW & NA						
2428/0877	1/15/2021	WD	U	I	11	100
GRANTOR: GILSON GLORIA M						
GRANTEE: GILSON JUNIOR M						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E20 FOP=[YR=2020] S4 E20 N4 W13 N5 W6 S5 W1\$ E1 N20 W8 FST=[YR=2020] N3 W7 S3 E7\$ W7 N1 W6\$ E6 N2 E7 S3 E8 S15 E6 S5 E13 N60 W24 N9\$ S9 E24 N9\$ PTO=[YR=2022] N16 W40 S16 E40\$.	

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							