

LOT 45  
VILLAGE WALK PHASE 1  
PBK 2239/1289

BRANCH RONALD F & JANET L  
83634 NETHER ST  
FERNANDINA BEACH, FL 32034

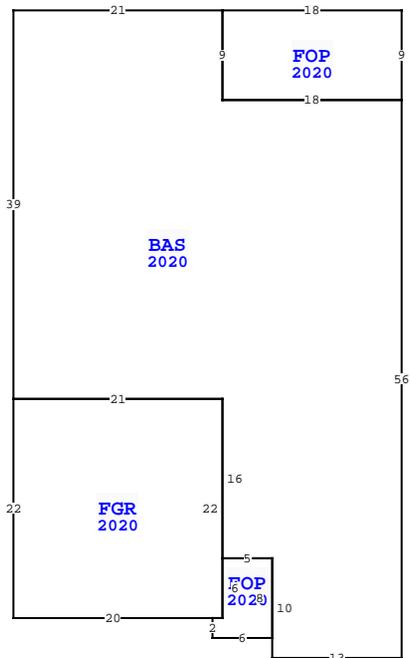
2025

40-2N-27-1101-0045-0000



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	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2020
FGR	462	55	2020
FOP	42	30	2020
FOP	162	30	2020
TOTALS	2,443		

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%	- 2021		251,558	2020	2020	0	0	1.50	98.50
Heated Area: 1777					HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			247,785
TOTAL MARKET OB/XF VALUE			3,962
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			326,747
SOH/AGL Deduction			71,300
ASSESSED VALUE			255,447
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			199,725
TOTAL JUST VALUE			326,747
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910909	SWIM POOL	246,644	10/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1808	6/16/2020	SW	Q	I	02	268,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRANCH RONALD F & J						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
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	622.00	SF	6.50	6.50	100	2020	2020	3	98	3,962	

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

83634 NETHER ST, FERNANDINA BEACH

BUILDING NOTES	

**BUILDING DIMENSIONS**  
FOP=[YR=2020] W18 BAS=[YR=2020] W21 S39 FGR=[YR=2020] S22  
E20 FOP=[YR=2020] S2 E6 N8 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	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							