LOT 12
VILLAGE WALK PHASE 1
PBK 2239/1289

CURCIO SUSAN KOSLOWSKI
83687 NETHER ST
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

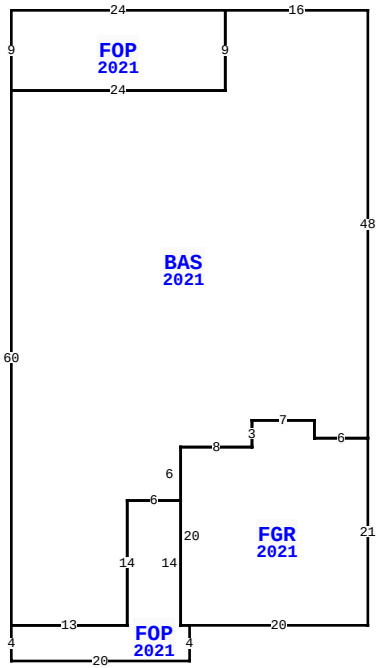
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2021	2,013	257,289
FGR	447	55	2021	246	31,442
FOP	164	30	2021	49	6,263
FOP	216	30	2021	65	8,307
TOTALS	2,840			2,373	303,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	123.5829	129.76	307,920	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2026 Heated Area: 2013 HX Base Yr 2026



83687 NETHER ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,301
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,301
SOH/AGL Deduction		0
ASSESSED VALUE		378,301
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		326,890
TOTAL JUST VALUE		378,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009850	NEW CONSTR	278,085	10/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2807/649	8/06/2025	WD	Q	I	01	454,000
GRANTOR: WILLIAMS STEVEN K						
GRANTEE: CURCIO SUAN KOSLOWS						
2477/0215	6/30/2021	SW	Q	I	02	314,500
GRANTOR: D R HORTON INC						
GRANTEE: WILLIAMS STEVEN K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W24 S9 E24 N9$ S9 W24 S60
FOP=[YR=2021] S4 E20 N4 FGR=[YR=2021] E20 N21 W6 N2 W7 S3 W8
S20 E1$ W1 N14 W6 S14 W13$ E13 N14 E6 N6 E8 N3 E7 S2 E6 N48$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS