LOT 13
VILLAGE WALK PHASE 1
PBK 2239/1289

GETZ SHERI L & JEFFREY H
95239 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0013-0000

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		20 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

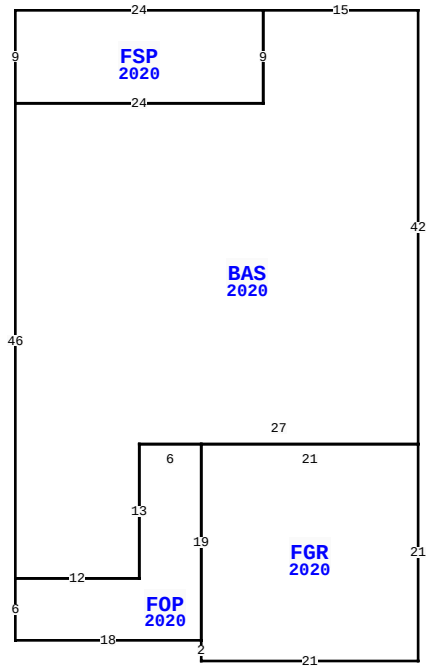
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	2020	1,578	205,677
FGR	441	55	2020	243	31,673
FOP	186	30	2020	56	7,299
FSP	216	40	2020	86	11,209
TOTALS	2,421			1,963	255,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	126.6699	133.00	261,079	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2026 Heated Area: 1578 HX Base Yr



83695 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	255,857
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	330,857
SOH/AGL Deduction	0
ASSESSED VALUE	330,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,857
TOTAL JUST VALUE	330,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910389	NEW CONSTR	227,022	12/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/140	4/10/2025	WD	Q	I	01	400,000
GRANTOR: LELINE LEANNE						
GRANTEE: GETZ SHERI L & JEFF						
2372/1742	6/30/2020	SW	Q	I	01	275,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LELINE LEANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FSP=[YR=2020] W24 S9 E24 N9$ S9 W24 S46 FOP=[YR=2020] S6 E18 FGR=[YR=2020] S2 E21 N21 W21 S19$ N19 W6 S13 W12$ E12 N13 E27 N42$.

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	0		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