LOT 26
VILLAGE WALK PHASE 1
PBK 2239/1289

CARVER STEVEN LAWRENCE & CONNIE D'ZAMKO
83796 NETHER ST
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0026-0000

BUILDING CHARACTERISTICS

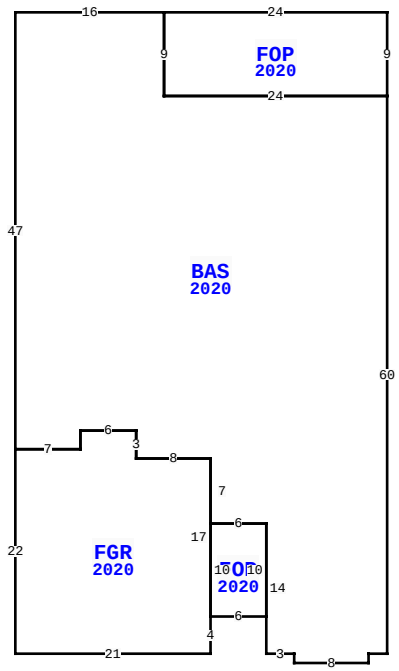
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,002	100	2020	2,002	246,108
FGR	466	55	2020	256	31,471
FOP	60	30	2020	18	2,213
FOP	216	30	2020	65	7,991
TOTALS	2,744			2,341	287,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	119.4669	125.44	293,655	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2002 HX Base Yr 2025



83796 NETHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,782
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		362,782
SOH/AGL Deduction		0
ASSESSED VALUE		362,782
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,371
TOTAL JUST VALUE		362,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006866	CO ISSUED	0	08/04/2020
B1911517	NEW CONSTR	276,515	11/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1248	9/19/2024	WD	Q	I	01	425,000
GRANTOR: MCLEAN GREGORY G						
GRANTEE: CARVER STEVEN LAWRE						
2385/0957	8/14/2020	SW	Q	I	01	285,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCLEAN GREGORY G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W24 BAS=[YR=2020] W16 S47 FGR=[YR=2020] S22 E21 N4 FOP=[YR=2020] E6 N10 W6 S10$ N17 W8 N3 W6 S2 W7 $ E7 N2 E6 S3 E8 S7 E6 S14 E3 S1 E8 N1 E2 N60 W24 N9$ S9 E24 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

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