

LOT 37
VILLAGE WALK PHASE 1
PBK 2239/1289

MURAK KONRAD R & MICHELE
83700 NETHER ST
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0037-0000



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	1,777	100	2021	1,777	223,344
FGR	462	55	2021	254	31,924
FOP	149	30	2021	45	5,656
FSP	162	40	2021	65	8,170
TOTALS	2,550			2,141	269,094

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,141	121.5249	127.60	273,192	2021	2021	0	0	0	1.50	98.50	
1 SINGLE FAM 100% - 2022				Heated Area: 1777				HX Base Yr					
BLD DATE		03/13/2023				NW		LGL DATE		04/24/2024			

NASSAU COUNTY PROPERTY																								
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VALUATION SUMMARY																								
VALUATION BY						STANDARD																		
Tax Group: 4						Tax Dist:																		
BUILDING MARKET VALUE						269,094																		
TOTAL MARKET OB/XF VALUE						50,000																		
TOTAL LAND VALUE - MARKET						75,000																		
TOTAL MARKET VALUE						394,094																		
SOH/AGL Deduction						34,491																		
ASSESSED VALUE						359,603																		
TOTAL EXEMPTION VALUE						13	359,603																	
BASE TAXABLE VALUE						0																		
TOTAL JUST VALUE						394,094																		
NCON VALUE						0																		
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE						368,045																		

TOTALS		2,350		2,141		209,094		83700 NETHER ST, FERNANDINA BEACH					XF DATE		LAND DATE		04/24/2024		MLU	
EXTRA FEATURES										INC DATE				AG DATE						
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			
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000				
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