

LOT 39
VILLAGE WALK PHASE 1
PBK 2239/1289

SHIRLEY LINDA E
83684 NETHER ST
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0039-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 100	0100	01	1,951	114.6306	120.36	234,822	2020	2020	0	0	2.00	98.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2021													Heated Area: 1591													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021													
Interior Wall	05	DRYWALL 100															VALUATION BY												
Interior Floo	13	LVT/LAMMT 70															Tax Group: 4												
Interior Floo	14	CARPET 30															Tax Dist:												
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												
Bathrooms	2	100															TOTAL MARKET VALUE												
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												
Stories	1.	1. 100															ASSESSED VALUE												
Units	0	100															TOTAL EXEMPTION VALUE												
Occupancy	00	NONE 100	HX HB																										
Quality			04	Quality Level 04											BASE TAXABLE VALUE														
DOR CODE			0100	SINGLE FAMILY											TOTAL JUST VALUE														
MAP NUM			MKT AREA											NCON VALUE															
NEIGHBORHOOD/LOC			4090.00											INCOME VALUE															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PREVIOUS YEAR MKT VALUE													
BAS	1,591	100	2020	1,591	187,663																								
FGR	441	55	2020	243	28,662																								
FOP	173	30	2020	52	6,134																								
FOP	216	30	2020	65	7,667																								
TOTALS			2,421		1,951	230,126																							
EXTRA FEATURES						83684 NETHER ST, FERNANDINA BEACH										SALES DATA													
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	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE												
																	2353/1909 4/14/2020 SW Q I 01 264,000												
GRANTOR: D R HORTON INC																		GRANTEE: SHIRLEY LINDA E											
2317/0377																		11/05/2019 SW Q V 01 67,800											
GRANTOR: FORESTAR USA REAL EST																		GRANTEE: D R HORTON INC											
BUILDING NOTES																		BUILDING DIMENSIONS											
																		FOP=[YR=2020] W24 BAS=[YR=2020] W15 S42 FGR=[YR=2020] S21 E21 N3 FOP=[YR=2020] E18 N6 W13 N13 W5 S19\$ N18 W21\$ E26 S13 E13 N46 W24 N9\$ S9 E24 N9\$.											
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000135	C	RES NATURAL	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																													