LOT 41
VILLAGE WALK PHASE 1
PBK 2239/1289

JENKINS CAROLE A TRUST/JENKINS CAROLE A TRUSTEE
83670 NETHER ST
FERNANIDNA BEACH, FL 32034

2026

40-2N-27-1101-0041-0000

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	13	LVT/LAMNT 100
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

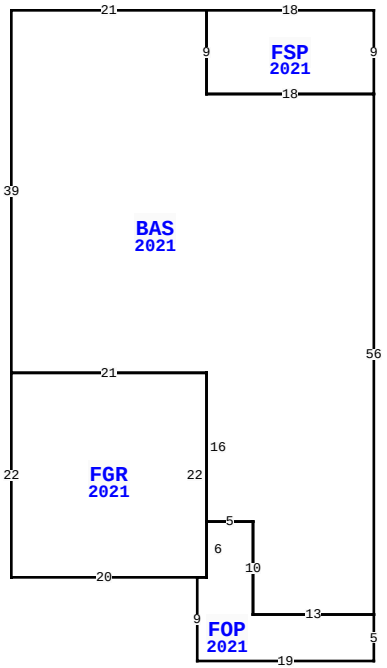
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4090.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2021	1,777	209,919
FGR	462	55	2021	254	30,005
FOP	149	30	2021	45	5,316
FSP	162	40	2021	65	7,678
TOTALS	2,550			2,141	252,918

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	114.2190	119.93	256,770	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 1777 HX Base Yr 2022



83670 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		252,918
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		327,918
SOH/AGL Deduction		35,370
ASSESSED VALUE		292,548
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		236,137
TOTAL JUST VALUE		327,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003907	CO ISSUED	0	03/31/2021
20009005	NEW CONSTR	249,188	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/0016	3/30/2021	SW	Q	I	01	291,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JENKINS CAROLE A TR						
2372/0393	6/30/2020	SW	Q	V	05	656,000
GRANTOR: FORESTAR USA REAL EST						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W18 BAS=[YR=2021] W21 S39 FGR=[YR=2021] S22 E20 FOP=[YR=2021] S9 E19 N5 W13 N10 W5 S6 W1$ E1 N22 W21$ E21 S16 E5 S10 E13 N56 W18 N9$ S9 E18 N9$.

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	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