LOT 44
VILLAGE WALK PHASE 1
PBK 2239/1289

ROBERTS JEFFREY ALLAN & JANE ELIZABETH
83642 NETHER STREET
FERNANDINA BEACH, FL 32034

2026

40-2N-27-1101-0044-0000

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 60
Interior Floo	14	CARPET 40
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

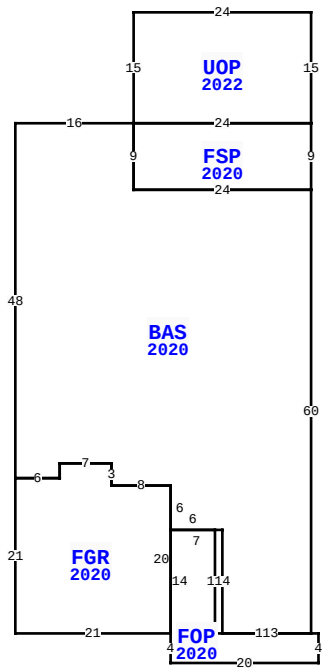
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4090.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2020	2,013	239,688
FGR	447	55	2020	246	29,291
FOP	178	30	2020	53	6,311
FSP	216	40	2020	86	10,240
UOP	360	20	2022	72	8,573
TOTALS	3,214			2,470	294,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,470	115.7184	121.50	300,105	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 2013 HX Base Yr 2021



83642 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		294,103
TOTAL MARKET OB/XF VALUE		6,804
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,907
SOH/AGL Deduction		54,217
ASSESSED VALUE		321,690
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,279
TOTAL JUST VALUE		375,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004306	ADDITION	10,778	03/18/2022
20001168	CO ISSUED	0	04/27/2020
B1910911	NEW CONSTRUCTION	269,465	10/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/1927	4/29/2020	SW	Q	I	01	289,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROBERTS JEFFREY ALL						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W24 BAS=[YR=2020] W16 S48 FGR=[YR=2020] S21 E21
FOP=[YR=2020] S4 E20 N4 W13 N14 W7 S14$ N20 W8 N3 W7 S2 W6$
E6 N2 E7 S3 E8 S6 E6 S14 E13 N60 W24 N9$ S9 E24 N9$
UOP=[YR=2022] N15 W24 S15 E24$.

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
2	0912	SCRN RM G	0	100	24	15	360.00	SF	21.00	21.00	100	2022	2022	3	90	6,804	

LAND DESCRIPTION

TOTAL OB/XF 6,804

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