

BIMINGHAM BARBARA/
2135 NATURES GATE CT S
FERNANDINA BEACH, FL 32034

00-00-30-0120-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 80

Exterior Wall16WD FR STUC 20

Roof Structure10STEEL FRME 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 100

Ceiling01FIN.SUSPD 100

Air Condition03CENTRAL 100

Heating Type Fixtures Frame04AIR DUCTED 100
2 100

Story Height RMS Stories UnitsBUD8 Adjustme Occupancy

Quality03Quality Level 03

DOR CODE1100STORES, 1 STORY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2004.00

TOTALS2,4752,318231,201

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1101042,31894.5630138.53321,113198819950028.0072.00

1 RETAILSTOR - 0% - 0Heated Area: 2250HX Base Yr

Basement area diagram showing dimensions and labels BAS 1993 CAN 1993.

BLD DATEXF DATEINC DATE10/08/201910/08/2019KKA KKAG DATELAND DATE10/08/2019

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20443STK FNC 6'0000100.00LF10.0010.0010020022002321210

30803ASPHALT C00003,506.00SF2.002.00100201020103684,768

40810CONCRETE A002013260.00SF6.506.50100201020103921,555

50463FENCE GATE00001.00UT300.00300.0010020022002361183

Land Description Table with columns L, USE CODE, CLS, LAND USE DESCRIPTION, CAP, RD, LOC ZONE, FRONT, DEPTH, TOT LND UTS, UNIT TYPE, DT, DPHT FACT, % COND, TOT ADJ, UNIT PRICE, ADJ UNIT PRICE, LAND VALUE, OTHER ADJUSTMENTS AND NOTES, YEAR, DENSITY, DECL, FRZ, YR, CONSRV.

REVIEW DATE10/08/2019BY KKA Total Acres: 0.00 Total Land Value: 155,612 Market: 0 Agricultural: 0 Common: 155,612 PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY PAGE 1 of 18

VALUATION SUMMARY

Valuation Summary Data Table

Sales Data Table

Building Notes Section

Building Dimensions Section