

LOT 4
LESLIE COURT PB 5/63

925 DUPLEX LLC
2138 NATURES GATE COURT N
FERNANDINA BEACH, FL 32034

2023

00-00-31-1430-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
PAGE 1 of 1										2																			
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	05	AVERAGE 50	2700	01	2,070	107.3100	127.97	264,898	1985	1995	0	0	13.38	86.62	VALUATION BY														
Exterior Wall	16	WD FR STUC 50	1 DUPLEX - 0% - 0												Heated Area: 2040														
Roof Structure	03	GABLE/HIP 100	HX Base Yr												Tax Group: 2														
Roof Cover	03	COMP SHNGL 100													Tax Dist:														
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE														
Interior Floor	14	CARPET 80													TOTAL MARKET OB/XF VALUE														
Interior Floor	08	SHT VINYL 20													TOTAL LAND VALUE - MARKET														
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE														
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction														
Bedrooms	4	100													ASSESSED VALUE														
Bathrooms	3	100													TOTAL EXEMPTION VALUE														
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE														
Stories	2.	2. 100													TOTAL JUST VALUE														
Units	0	100													NCON VALUE														
BUD8 Adjustme	02	DIST FB 100													INCOME VALUE														
Occupancy	00	NONE 100													PREVIOUS YEAR MKT VALUE														
Quality	03	Quality Level 03													PERMIT NUM														
DOR CODE	0800	MULTI-FAMILY													DESCRIPTION														
MAP NUM	MKT AREA		01														AMT												
NEIGHBORHOOD/LOC	1026.00														ISSUED														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													SALES DATA												
APT	510	100	510	56,533													OFF RECORD Number												
APT	510	100	510	56,533													DATE												
FOP	24	30	7	776													TYPE INST												
FOP	15	30	4	443													Q U I I												
HXB	510	100	510	56,533													RSN CD												
HXB	510	100	510	56,533													SALE PRICE												
HXO	87	5	4	443													2641/958												
HXP	24	30	7	776													5/16/2023												
HXP	15	30	4	443													WD U I												
PTO	87	5	4	443													30												
TOTALS	2,292		2,070	229,455													255,200												
EXTRA FEATURES				925 S 18TH ST, FERNANDINA BEACH												GRANTOR: LANIUS MATTHEW													
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	GRANTEE: 925 DUPLEX LLC													
1	0810	CONCRETE A	0	0	41	40		1,640.00	SF	5.20					4,221		2421/0658												
2	0940	SHEDS/PORT	0	0	12	8		96.00	SF	30.00					576		12/29/2020												
3	0810	CONCRETE A	0	0	48	3		144.00	SF	6.50					463		WD Q I												
4	1243	WD DECK F	0	0	16	8		128.00	SF	4.00					282		01												
5	1243	WD DECK F	0	0	16	8		128.00	SF	4.00					282		357,000												
TOTAL OB/XF																5,824													
LAND DESCRIPTION																TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000800	C	MULTI-FAM	0	0006	R-1	70.00	100.00	1.00	UT		1.00	1.00	1.00	100,000.00	100,000.00	100,000												
REVIEW DATE 01/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													