

LOT 11
IN OR 876/636
NATURES GATE PB 5/200

SWARTWOOD DOROTHY
2152 NATURES GATE CT S
FERNANDINA BEACH, FL 32034

2023

00-00-31-147G-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	05	AVERAGE 70								0900	01	1,954	119.4424	141.84	277,155	1990	1990	0	0	0	15.48	84.52	VALUATION BY																		
Exterior Wall	12	CEDAR 30								1 SNGL FAM - 100% - 2000										Heated Area: 1612										HX Base Yr 2000											
Roof Structure	08	IRREGULAR 100																		Tax Group: 2										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										234,251											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										8,888											
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										115,000											
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										358,139											
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										168,014											
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										190,125											
Bedrooms	4	100																		TOTAL EXEMPTION VALUE										HX HB WX 55,000											
Bathrooms	2	100																		BASE TAXABLE VALUE										135,125											
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										358,139											
Stories	1.	1. 100								NCON VALUE										0																					
Units	0	100								INCOME VALUE																															
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										335,222																					
Quality																						05	Quality Level 05																		
DOR CODE																						0100	SINGLE FAMILY																		
MAP NUM																						MKT AREA								01											
NEIGHBORHOOD/LOC																						1030.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,612	100	1,612	193,252																																					
FGR	495	55	272	32,608																																					
FOP	28	30	8	959																																					
FSP	78	40	31	3,716																																					
FSP	78	40	31	3,716																																					
TOTALS																						2,291	1,954	234,251																	
EXTRA FEATURES																						2152 S NATURES GATE CT, FERNANDINA BEACH																			
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																								
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																									
2	0811	CONCRETE B	0	100	0	0	954.00	SF	5.20	5.20	100	1990	1990	3	62	3,076																									
3	0820	WOOD WALK	0	100	27	3	81.00	SF	11.75	11.75	100	1991	1991	3	40	381																									
5	1242	WD DECK A	0	100	0	0	1,104.00	SF	10.00	10.00	100	2005	2005	3	27	2,981																									
LAND DESCRIPTION																						TOTAL OB/XF										8,888									
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	000100	C	SFR	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	115,000.00	115,000.00	115,000																								
REVIEW DATE 05/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																									