

LOT 17  
IN OR 1762/1640  
NATURES GATE PB 5/200

EVANS CHRISTOPHER W &/GONSIOR ELIZABETH L  
2169 S NATURES GATE COURT  
FERNANDINA BEACH, FL 32034

2023

00-00-31-147G-0017-0000



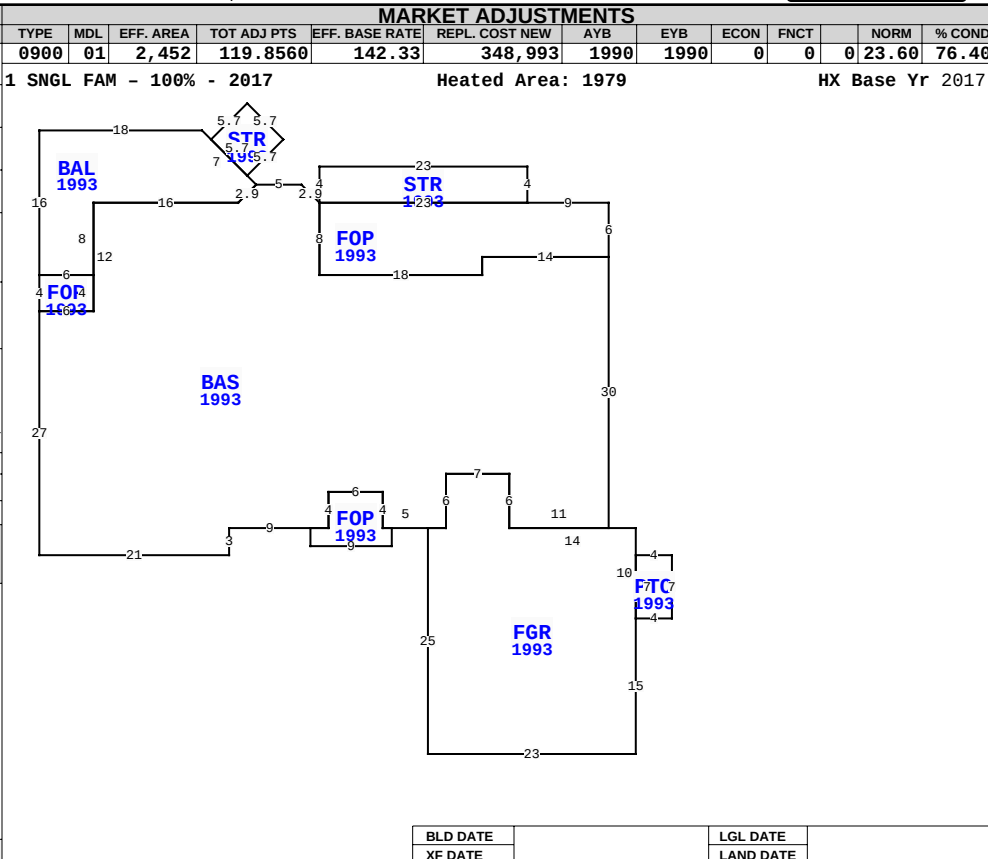
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 14 | CARPET 30      |
| 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          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
| NEIGHBORHOOD/LOC | 1030.00 | 01               |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 220              | 15          | 33           | 3,589                |
| BAS       | 1,979            | 100         | 1,979        | 215,197              |
| FGR       | 617              | 55          | 339          | 36,863               |
| FOP       | 24               | 30          | 7            | 761                  |
| FOP       | 42               | 30          | 13           | 1,413                |
| FOP       | 228              | 30          | 68           | 7,394                |
| PTO       | 28               | 5           | 1            | 108                  |
| STR       | 32               | 10          | 3            | 326                  |
| STR       | 92               | 10          | 9            | 979                  |
| TOTALS    | 3,262            |             | 2,452        | 266,631              |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |       |
|----------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 1,215.00 | SF | 6.83     |       |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 564.00   | SF | 85.00    |       |
| 4              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 744.00   | SF | 7.25     |       |
| 5              | 0877       | JACUZZI     | 0 100   | 0  | 0  | 1.00     | UT | 1,000.00 |       |
| 6              | 0871       | POOL HTR R  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 |       |
| 7              | 0911       | SCRN RM A   | 0 100   | 33 | 44 | 1,452.00 | SF | 17.50    |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF |            |             |         |    |    |          |    |          |       |
|-------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 |       |
| 2           | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 1,215.00 | SF | 6.83     |       |
| 3           | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 564.00   | SF | 85.00    |       |
| 4           | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 744.00   | SF | 7.25     |       |
| 5           | 0877       | JACUZZI     | 0 100   | 0  | 0  | 1.00     | UT | 1,000.00 |       |
| 6           | 0871       | POOL HTR R  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 |       |
| 7           | 0911       | SCRN RM A   | 0 100   | 33 | 44 | 1,452.00 | SF | 17.50    |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |                 |  |  |  |  |  |  |  |  |
|---------------------------|-----------------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |                 |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD        |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist:       |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 266,631         |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 30,532          |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 138,000         |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 435,163         |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 148,792         |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 286,371         |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | HX HB VX 55,000 |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 231,371         |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 435,163         |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0               |  |  |  |  |  |  |  |  |
| INCOME VALUE              |                 |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 403,812         |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20120365   | GAS         | 500    | 03/05/2012 |
| 20090660   | H/AC        | 2,200  | 05/29/2009 |
| 002858     | ELEC OTHER  | 0      | 10/09/1990 |
| 006152     | SWIM POOL   | 0      | 08/30/1990 |
| 5748B      | NEW CONSTR  | 87,360 | 01/10/1990 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1762/1640                      | 10/17/2011 | WD           | U      | I      | 12        | 285,000       |  |
| GRANTOR: SUTTON TRACY W        |            |              |        |        |           |               |  |
| GRANTEE: EVANS CHRISTOPHER W   |            |              |        |        |           |               |  |
| 1364/0100                      | 11/02/2005 | WD           | U      | I      | 20        | 455,000       |  |
| GRANTOR: ZYLICH NEIL P & MARJO |            |              |        |        |           |               |  |
| GRANTEE: SUTTON TRACY W        |            |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1993] W9 STR=[YR=1993] N4W23S4 BAS=[YR=1993] U2 L2 W5 BAL=[YR=1993] U1 L1 STR=[YR=1993] U4 R4 U4 L4 D4 L4 D4 R4 \$ U5 L5 W18 S16 FOP=[YR=1993] S4 E6N4W6\$ E6N8E16 U2 R2 \$ D2 L2 W16S12W6S27 E21 N3 E9 FOP=[YR=1993] S2 E9N2W1N4W6S4 W2\$ E2N4E6S4E5 FGR=[YR=1993] S25 E23N15 PTO=[YR=1993] E4 N7W4S7\$N10 W14 N6 W7 S6 W2 \$ E2 N6 E7S6 E11 N30 W14 S2 W18 N8 \$E23\$ W23S8E18 N2 E14 N6\$. |  |  |  |  |  |  |  |  |  |