LOT 18
NATURES GATE PB 5/200

JONES LOYAL D & PATRICIA M
2167 NATURES GATE CT SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-147G-0018-0000

BUILDING CHARACTERISTICS

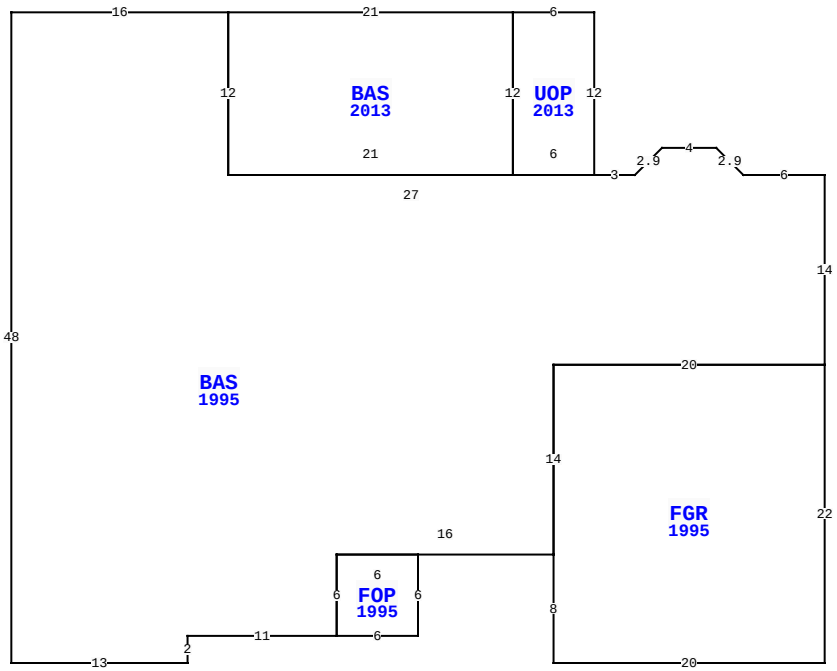
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100	1,774	219,220
BAS	252	100	252	31,141
FGR	440	55	242	29,905
FOP	36	30	11	1,359
UOP	72	20	14	1,730
TOTALS	2,574		2,293	283,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	120.3048	142.86	327,578	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2004 Heated Area: 2026 HX Base Yr 2004



2167 S NATURES GATE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,013
TOTAL MARKET OB/XF VALUE		14,399
TOTAL LAND VALUE - MARKET		132,250
TOTAL MARKET VALUE		441,662
SOH/AGL Deduction		184,181
ASSESSED VALUE		257,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,481
TOTAL JUST VALUE		441,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959356	NEW CONSTR	106,944	10/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0283	11/29/2022	QC	U	I	11	100
GRANTOR: JONES PATRICIA F/K/A						
GRANTEE: JONES LOYAL DOUGLAS						
1602/0792	1/17/2009	QC	U	I	11	100
GRANTOR: JONES LOYL D & PATRIC						
GRANTEE: JONES PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W6 U2 L2 W4 D2 L2 W3 UOP=[YR=2013] N12 W6 BAS=[YR=2013] W21 S12 E21 N12$ S12 E6$ W27 N12 W16 S48 E13 N2 E11 FOP=[YR=1995] E6 N6 W6 S6$ N6 E16 FGR=[YR=1995] S8 E20 N22 W20 S14$ N14 E20 N14$.

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
1	0812	CONCRETE C	0	100	0	0	1,379.00	SF	4.00	4.00	100	1995	1995	3	72	3,972	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1995	1995	3	72	351	
3	1242	WD DECK A	0	100	0	0	351.00	SF	10.00	10.00	100	1995	1995	3	20	702	
4	1242	WD DECK A	0	100	0	0	322.00	SF	10.00	10.00	100	1995	1995	3	20	644	
5	0855	CONC PAVER	0	100	0	0	293.00	SF	10.00	10.00	100	2005	2005	3	87	2,549	
6	0855	CONC PAVER	0	100	0	0	574.00	SF	10.00	10.00	100	2005	2005	3	87	4,994	
7	1076	TRELLIS A	0	100	8	6	48.00	SF	7.50	7.50	100	2005	2005	3	44	158	
8	1076	TRELLIS A	0	100	22	12	264.00	SF	7.50	7.50	100	2005	2005	3	44	871	
9	1076	TRELLIS A	0	100	8	6	48.00	SF	7.50	7.50	100	2005	2005	3	44	158	

LAND DESCRIPTION

TOTAL OB/XF 14,399

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	000100	C	SFR	100			0.00	0.00	1.00	UT		1.00	1.00	1.15	115,000.00	132,250.00	132,250							

REVIEW DATE 05/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 132,250 Market: 0 Agricultural: 0 Common: 132,250 PRINTED 08/02/2023 BY SYS

LOT 18
NATURES GATE PB 5/200

JONES LOYAL D & PATRICIA M
2167 NATURES GATE CT SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-31-147G-0018-0000

BUILDING CHARACTERISTICS

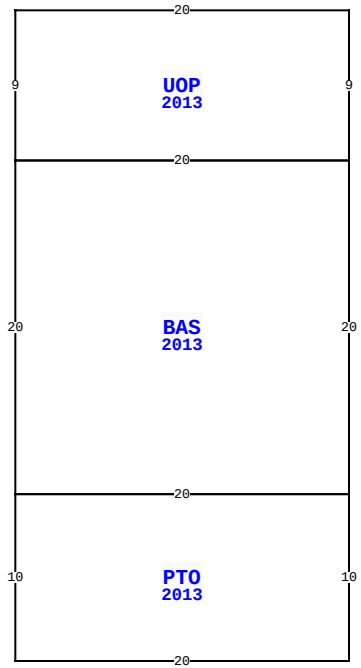
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	400	100	400	10,455
PTO	200	5	10	261
UOP	180	20	36	941
TOTALS	780		446	11,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	446	106.7000	37.34	16,654	2002	2002	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2004 Heated Area: 400 HX Base Yr 2004



2167 S NATURES GATE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,013
TOTAL MARKET OB/XF VALUE		14,399
TOTAL LAND VALUE - MARKET		132,250
TOTAL MARKET VALUE		441,662
SOH/AGL Deduction		184,181
ASSESSED VALUE		257,481
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,481
TOTAL JUST VALUE		441,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/0283	11/29/2022	QC	U	I	11	100
GRANTOR: JONES PATRICIA F/K/A						
GRANTEE: JONES LOYAL DOUGLAS						
1602/0792	1/17/2009	QC	U	I	11	100
GRANTOR: JONES LOYL D & PATRIC						
GRANTEE: JONES PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2013] W20 S9 BAS=[YR=2013] S20 PTO=[YR=2013] S10 E20 N10 W20$ E20 N20 W20$ E20 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 132,250 Market: 0 Agricultural: 0 Common: 132,250 PRINTED 08/02/2023 BY SYS