LOT 35 & PT OF LOT 34
IN OR 2127/1713
NATURES GATE PB 5/200

MCCALLA MARY E
2154 NATURES GATE CT N
FERNANDINA BEACH, FL 32034

2023

00-00-31-147G-0035-0000

BUILDING CHARACTERISTICS

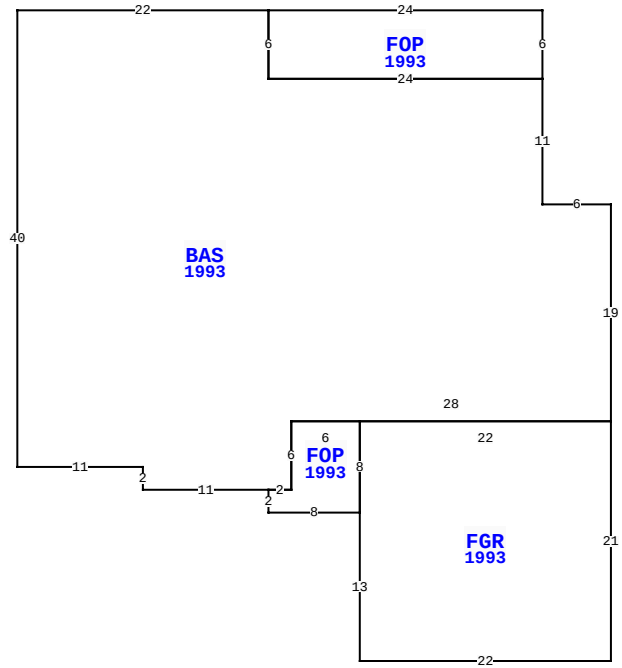
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	219,090
FGR	462	55	254	31,835
FOP	52	30	16	2,005
FOP	144	30	43	5,389
TOTALS	2,406		2,061	258,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,061	118.3644	140.56	289,694	1989	2000	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2018 Heated Area: 1748 HX Base Yr 2018



2154 N NATURES GATE CT, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0810	CONCRETE A	0	100	69	17	1,173.00	SF	6.50	6.50	100	1989	1989	3	59.5	4,537	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1989	1989	3	59.5	278	
4	1243	WD DECK F	0	100	10	10	100.00	SF	3.20	3.20	100	1990	1990	3	20	64	
5	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2007	2007	3	35	504	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,320
TOTAL MARKET OB/XF VALUE		7,763
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		381,083
SOH/AGL Deduction		109,124
ASSESSED VALUE		271,959
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,959
TOTAL JUST VALUE		381,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071818	DEMOLITION	0	07/23/2007
5366	NEW CONSTR	74,690	05/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/1721	6/16/2017	WD	U	I	12	316,000
GRANTOR: VARN NATHAN & SARA KA						
GRANTEE: CARTUS FINANCIAL CO						
2127/1713	6/16/2017	WD	Q	I	02	316,000
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: MCCALLA MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N11 FOP=[YR=1993] N6 W24 S6 E24 $ W24 N6 W22 S40 E11 S2 E11 FOP=[YR=1993] S2E8 FGR=[YR=1993] S13 E22N21 W22 S8 $ N8 W6 S6W2$ E2 N6 E28N19$.

LAND DESCRIPTION

TOTAL OB/XF 7,763

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	0006	R-1	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