



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	14	CARPET 70
Interior Floor	11	CLAY TILE 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

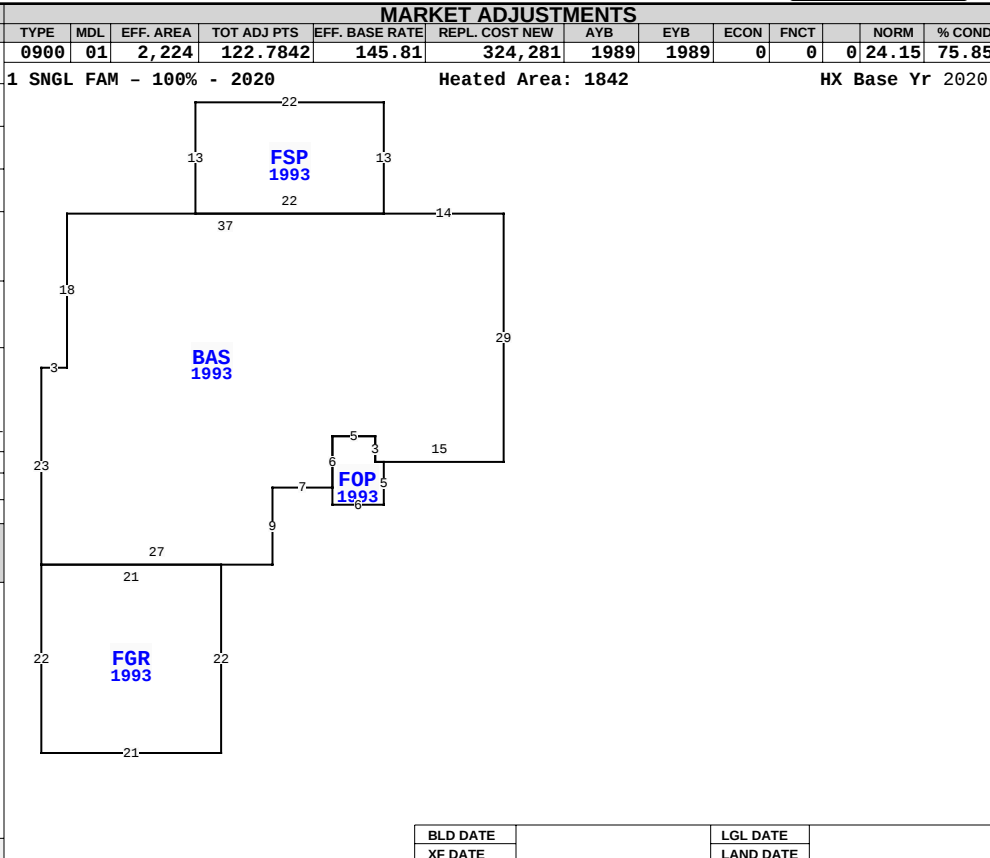
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	203,719
FGR	462	55	254	28,092
FOP	45	30	14	1,548
FSP	286	40	114	12,608

TOTALS	2,635		2,224	245,967
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0812	CONCRETE C	0 100	0	0	1,177.00	SF	4.00	4.00	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	UT	1.00



2162 N NATURES GATE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,181											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	245,967										
TOTAL MARKET OB/XF VALUE	5,181										
TOTAL LAND VALUE - MARKET	115,000										
TOTAL MARKET VALUE	366,148										
SOH/AGL Deduction	85,455										
ASSESSED VALUE	280,693										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	230,693										
TOTAL JUST VALUE	366,148										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	343,923										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111845	OTHER	500	10/12/2011
20060396	REPAIR/RRF	6,888	02/23/2006
5365	NEW CONSTR	81,795	05/15/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2565/1033	5/20/2022	QC	U	I	11	100	
GRANTOR: FLINN PATRICK & KAREN							
GRANTEE: FLINN PATRICK & KAR							
2302/1958	8/23/2019	WD	Q	I	01	380,000	
GRANTOR: ATTEN ANNE E & JAMES							
GRANTEE: FLINN PATRICK & KAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14 FSP=[YR=1993] N13 W22 S13 E22 \$ W37 S18 W3 S23 FGR=[YR=1993] S22 E21 N22 W21 \$ E27 N9 E7 FOP=[YR=1993] S2 E6 N5 W1 N3 W5 S6 \$ N6 E5 S3 E15 N29 \$.											