



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
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
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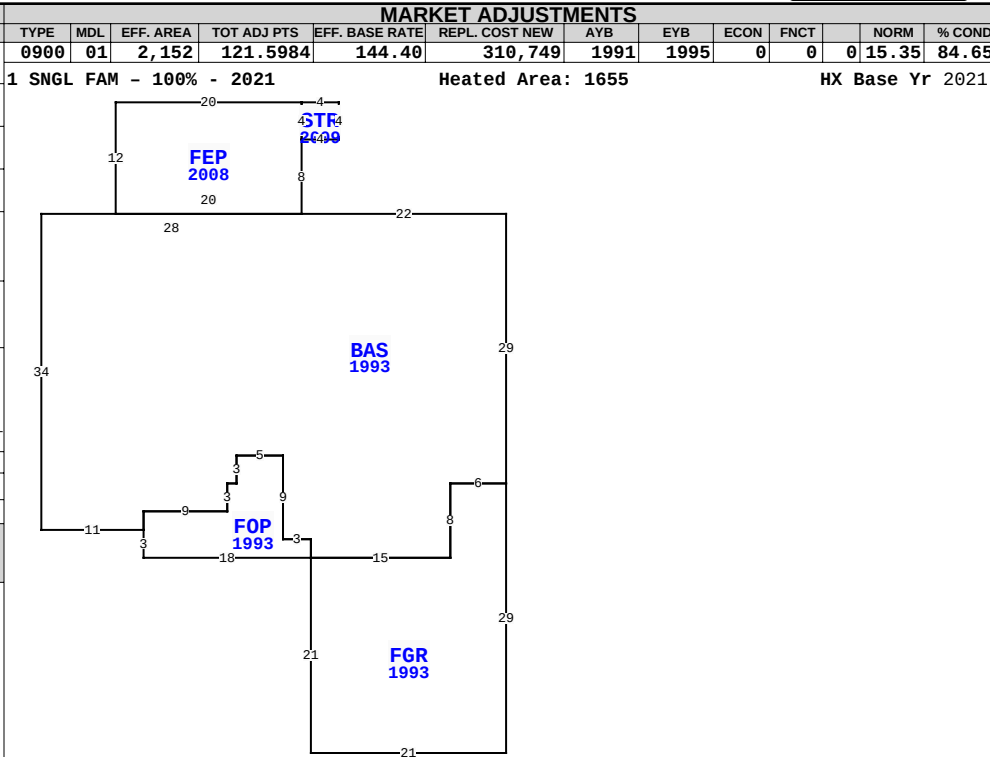
NEIGHBORHOOD/LOC	1030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	1,655	202,298
FEP	240	80	192	23,469
FGR	489	55	269	32,881
FOP	114	30	34	4,156
STR	16	10	2	245

TOTALS	2,514		2,152	263,049
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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	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	1991	1991	3	72	2,520	
2	0855	CONC PAVER	0 100	0	0	1,117.00	SF	7.00	7.00	100	2014	2014	3	95	7,428	



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

2145 N NATURES GATE CT, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				263,049			
TOTAL MARKET OB/XF VALUE				9,948			
TOTAL LAND VALUE - MARKET				115,000			
TOTAL MARKET VALUE				387,997			
SOH/AGL Deduction				177,271			
ASSESSED VALUE				210,726			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				160,726			
TOTAL JUST VALUE				387,997			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				361,061			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
20053096		REPAIR/RRF		4,000		11/30/2005	
20033700		XFOB		2,000		08/20/2003	
990792		XFOB		100		07/06/1999	
6302		NEW CONSTR		67,470		12/13/1990	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1051		10/29/2020	WD	Q	I	02	388,700
GRANTOR: PETERSON HYDIE R & RH							
GRANTEE: BEAN WARREN C & LUC							
1283/0179		12/22/2004	WD	Q	I		175,000
GRANTOR: BUCHANAN CLAYTON W &							
GRANTEE: PETERSON HYDIE R &							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993] W22 FEP=[YR=2008] N8 STR=[YR=2009] E4N4W4S4\$N4 W20 S12 E20 \$ W28 S34 E11 FOP=[YR=1993] S3 E18 FGR=[YR=1993] S21 E21 N29 W6 S8 W15 \$ N2 W3 N9 W5 S3 W1 S3 W9 S2 \$ N2 E9 N3 E1 N3 E5 S9 E3 S2 E15 N8 E6 N29 \$.							

LAND DESCRIPTION										TOTAL OB/XF														9,948									
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																