LOT 45
IN OR 2117/338
NATURES GATE PB 5/200

LOMBARDO JACQUELINE TRUST/LOMBARDO JACQUELINE TRUS
2141 NATURES GATE N
FERNANDINA BEACH, FL 32034

2023

00-00-31-147G-0045-0000

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 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

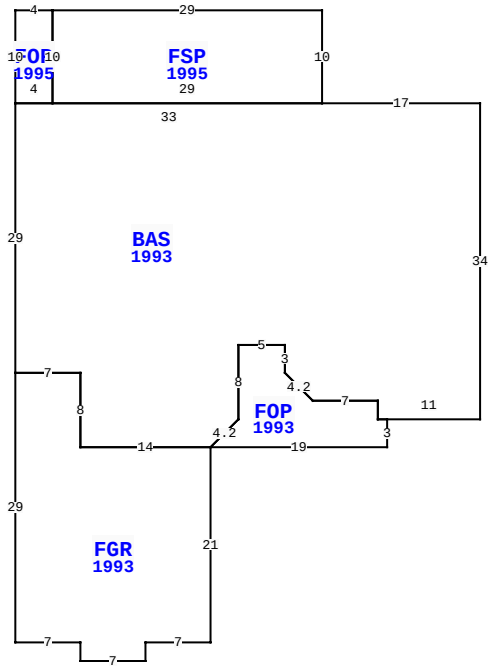
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1030.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	199,543
FGR	511	55	281	34,045
FOP	117	30	35	4,240
FOP	40	30	12	1,454
FSP	290	40	116	14,054
TOTALS	2,605		2,091	253,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,091	121.1672	143.89	300,874	1989	1989	0	0	0	15.80	84.20

1 SNGL FAM – 100% - 2016 Heated Area: 1647 HX Base Yr 2016



2141 N NATURES GATE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,336
TOTAL MARKET OB/XF VALUE		5,303
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		373,639
SOH/AGL Deduction		141,807
ASSESSED VALUE		231,832
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,832
TOTAL JUST VALUE		373,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9087	XFOB	3,300	05/19/1995
5210	NEW CONSTR	75,215	02/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0338	5/01/2017	WD	U	I	11	100
GRANTOR: LOMBARDO JACQUELINE						
GRANTEE: LOMBARDO JACQUELINE						
1942/1527	10/17/2014	WD	Q	I	02	180,000
GRANTOR: BEIGBEDER MICHELLE K						
GRANTEE: LOMBARDO JACQUELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1995] N10 W29 FOP=[YR=1995] W4 S10 E4 N10 $ S10 E29 $ W33 S29 FGR=[YR=1993] S29 E7 S2 E7 N2 E7 N21 FOP=[YR=1993] E19 N3 W1 N2 W7 U3 L3 N3 W5 S8 L3 D3 $ W14 N8 W7 $ E7 S8 E14 U3 R3 N8 E5 S3 D3 R3 E7 S2 E11 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,923	

LAND DESCRIPTION

TOTAL OB/XF 5,303

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	1.00	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