



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

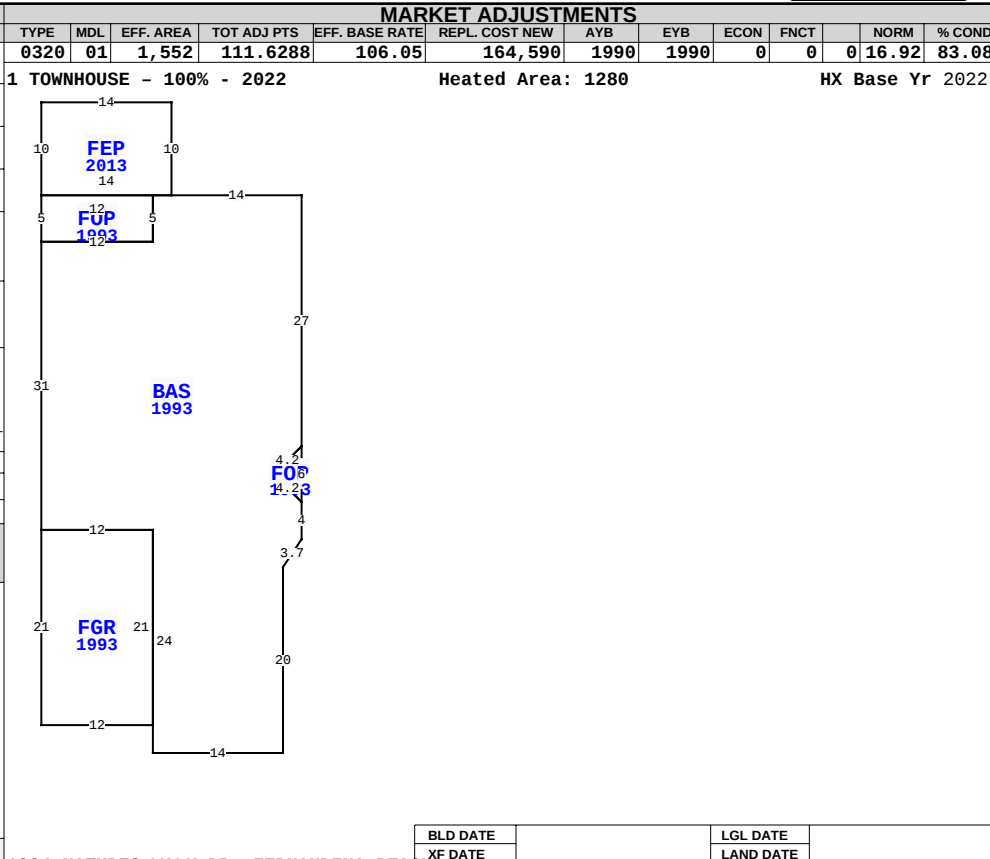
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	112,776
FEP	140	80	112	9,868
FGR	252	55	139	12,247
FOP	9	30	3	264
FOP	60	30	18	1,586
TOTALS	1,741		1,552	136,741

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	1990	1990	3	70	2,450
2	0810	CONCRETE A	0	100	0	0		603.00	SF 6.50	6.50	100	1990	1990	3	62	2,430
3	0858	SCULP CONC	0	100	0	0		340.00	SF 13.00	13.00	100	2005	2005	3	96	4,243

LAND DESCRIPTION			TOTAL OB/XF 9,123													
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
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	105,000.00	105,000.00



1004 NATURES WALK DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		136,741	
TOTAL MARKET OB/XF VALUE		9,123	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		250,864	
SOH/AGL Deduction		0	
ASSESSED VALUE		250,864	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		200,864	
TOTAL JUST VALUE		250,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,899	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5691	NEW CONSTR	108,010	11/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/0319	6/04/2021	WD	Q	I	01	315,000
GRANTOR: DEAN ROBERT J						
GRANTEE: TILLER MICHAEL WAYN						
2243/0640	12/11/2018	WD	Q	I	02	269,800
GRANTOR: FISHER THERESA A						
GRANTEE: DEAN ROBERT J						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W14 FEP=[YR=2013] N10 W14 S10 FOP=[YR=1993] S5 E12 N5 W12 \$ E14 \$ W2 S5 W12 S31 FGR=[YR=1993] S21 E12 N21 W12 \$ E12 S24 E14 N20 R2 U3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N27\$.																