



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	94,065
FGR	377	55	207	17,880
FOP	9	30	3	259
FOP	48	30	14	1,209
FUS	440	100	440	38,006
PTO	96	5	5	432

TOTALS	2,059		1,758	151,851
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	628.00	SF	6.50	
3	0810	CONCRETE A	0 100	41	3	123.00	SF	6.50	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	1,758	107.1600	101.80	178,964	1991	1991	0	0	0 15.15	84.85	
1 TOWNHOUSE - 100% - 2020 Heated Area: 1529 HX Base Yr												

1010 NATURES WALK DR, FERNANDINA BEACH												
TOTAL OB/XF 5,644												

LAND DESCRIPTION										TOTAL OB/XF										5,644	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	1				
REVIEW DATE		07/16/2018		BY	DJX		Total Acres: 0.00			Total Land Value: 105,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		151,851	
TOTAL MARKET OB/XF VALUE		5,644	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		262,495	
SOH/AGL Deduction		0	
ASSESSED VALUE		262,495	
TOTAL EXEMPTION VALUE		13	262,495
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		262,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110742	H/AC	3,597	05/13/2011
6637	NEW CONSTR	122,110	07/02/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1464	9/12/2019	WD	Q	I	01	275,000
GRANTOR: O'BRIEN DONNA M						
GRANTEE: BALDWIN ALLAN JOEL						
0639/0336	10/21/1991	WD	U	I	09	169,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: O'BRIEN & DEFINIS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 PTO=[YR=1993] N8 W12 S8 FOP=[YR=1993] S4 E12 N4 W12\$ E12 \$ S4 W12 S26 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19N20 W6N3W6 S6 W7\$ E7 N6 E6 S3 E6 N40\$ PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W4 N4 W6 N12\$ W20\$.									