LOT 8A
IN OR 2080/1981
NATURES WALK PB 5/202

LORENTSON HILARY E
1116-A NATURES WALK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-008A-0000

BUILDING CHARACTERISTICS

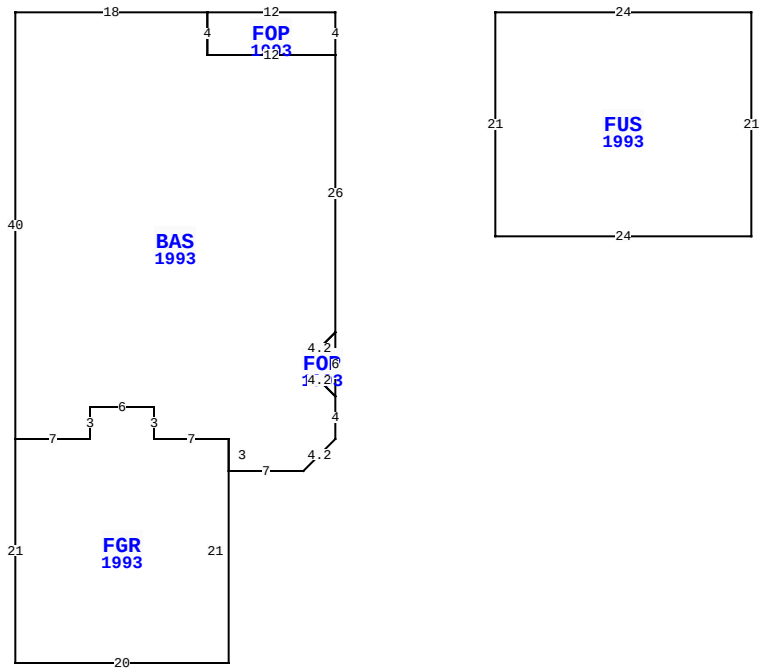
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,151	100	1,151	94,045
FGR	438	55	241	19,691
FOP	9	30	3	245
FOP	48	30	14	1,144
FUS	504	100	504	41,180
TOTALS	2,150		1,913	156,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,913	101.6652	96.58	184,758	1990	1990	0	0	0	15.40	84.60

1 TOWNHOUSE - 100% - 1993 Heated Area: 1655 HX Base Yr 1993



1116 NATURES WALK DR, 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		156,305
TOTAL MARKET OB/XF VALUE		9,889
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		271,194
SOH/AGL Deduction		143,424
ASSESSED VALUE		127,770
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,770
TOTAL JUST VALUE		271,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080716	REPAIR/RRF	4,800	04/29/2008
20080681	REPAIR/RRF	3,900	04/25/2008
6014	NEW CONSTR	124,845	06/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2080/1981	10/09/2013	QC	U	I	11	100
GRANTOR: LORENTSON L ALAN & HI						
GRANTEE: LORENTSON HILARY E						
0663/1663	7/27/1992	WD	Q	I		87,500
GRANTOR: CLEMENS DONALD SR						
GRANTEE: LORENTSON L ALAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W18 S40 FGR=[YR=1993] S21 E20 N21 W7 N3 W6 S3 W7 $ E7 N3 E6 S3 E7 S3 E7 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N26 W12 N4 $ S4 E12 N4 $ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 $ W15 $.

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	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	938.00	SF	5.20	5.20	100	1990	1990	3	62	3,024	
3	0825	BRICK	0	100	0	0	340.00	SF	12.50	12.50	100	2009	2009	3	98	4,165	
4	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2000	2000	3	80	250	

LAND DESCRIPTION

TOTAL OB/XF 9,889

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	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 07/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS