LOT 8B
IN OR 943 PG 1216
L/E IN OR 943 PG 1216

SALAMATIN JAMES N/SALAMATIN APRIL L
1116-B NATURES WALK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-008B-0000

BUILDING CHARACTERISTICS

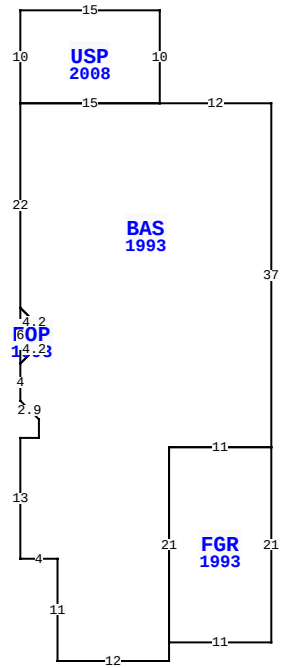
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	109,425
FGR	231	55	127	10,625
FOP	9	30	3	251
USP	150	30	45	3,765
TOTALS	1,698		1,483	124,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,483	104.9427	99.70	147,855	1990	1990	0	0	0	16.09	83.91

1 TOWNHOUSE - 50% - 2014 Heated Area: 1308 HX Base Yr 2014



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		124,065
TOTAL MARKET OB/XF VALUE		4,617
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		233,682
SOH/AGL Deduction		50,139
ASSESSED VALUE		183,543
TOTAL EXEMPTION VALUE	HA HAB	41,702
BASE TAXABLE VALUE		141,841
TOTAL JUST VALUE		233,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080724	REPAIR/RRF	4,800	04/30/2008
6014	NEW CONSTR	124,845	06/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0943/1216	8/07/2000	QC	U	I	18	100
GRANTOR: SALAMATIN JAMES J						
GRANTEE: SALAMATIN JAMES J L						
0745/1173	12/04/1995	WD	Q	I		82,300
GRANTOR: LAZZARA PETER J SR						
GRANTEE: SALAMATIN JAMES J						

BUILDING NOTES

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0	50	0	0	672.00	SF	5.20	5.20	100	1990	1990	3	62	2,167	

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=2008] N10 W15 S10 E15$ W15 S22 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 R2 D2 S2 W2 S13 E4 S11 E12 N2 FGR=[YR=1993] E11 N21 W11 S21 $ N21 E11 N37$.

LAND DESCRIPTION

TOTAL OB/XF 4,617

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50	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