LOT 9B
IN OR 1972/1506
NATURES WALK PB 5/202

JAKWAY RONINNA I
1118 B NATURES WALK
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-009B-0000

BUILDING CHARACTERISTICS

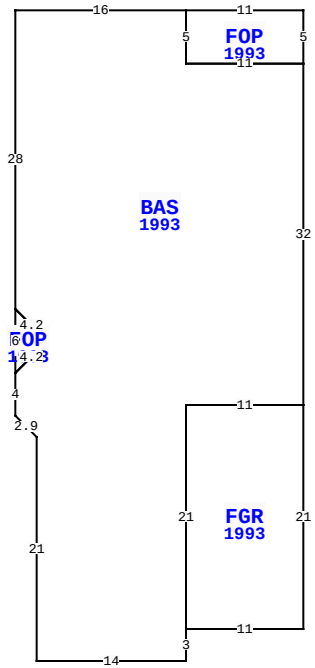
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,275	100	1,275	109,687
FGR	231	55	127	10,926
FOP	9	30	3	258
FOP	55	30	16	1,377
TOTALS	1,570		1,421	122,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,421	107.2968	101.93	144,843	1989	1989	0	0	0	15.60	84.40

1 TOWNHOUSE – 100% - 2016 Heated Area: 1275 HX Base Yr 2016



1118 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		122,247
TOTAL MARKET OB/XF VALUE		30,873
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		258,120
SOH/AGL Deduction		77,384
ASSESSED VALUE		180,736
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,736
TOTAL JUST VALUE		258,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0163501	SWIM POOL	31,500	12/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/1506	4/08/2015	WD	Q	I	02	135,000
GRANTOR: JACKSON ROBERT B & BR						
GRANTEE: JAKWAY RONINNA I						
1530/1054	10/15/2007	WD	Q	I		182,000
GRANTOR: STONE HYMAN F JR						
GRANTEE: JACKSON ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W11 BAS=[YR=1993] W16 S28 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D2 R2 S21 E14 N3 FGR=[YR=1993] E11 N21 W11 S21 $ N21 E11 N32W11 N5 $ S5 E11 N5 $.

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	0811	CONCRETE B	0	100	0	0	597.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,847	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2009	2009	3	45	1,080	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2017	2017	3	87	21,298	
5	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2017	2017	3	97	4,268	

LAND DESCRIPTION

TOTAL OB/XF 30,873

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