LOT 10A
NATURES WALK PB 5/202

LEASK NOAH THOMAS
1120 A NATURES WALK
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-010A-0000

BUILDING CHARACTERISTICS

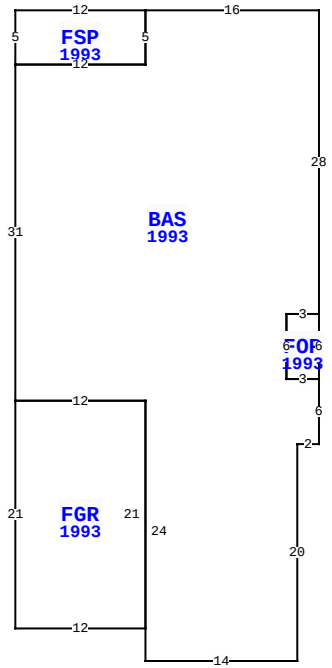
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,274	100	1,274	81,915
FGR	252	55	139	8,937
FOP	18	30	5	322
FSP	60	40	24	1,543
TOTALS	1,604		1,442	92,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0320	01	1,442	107.2968	101.93	146,983	1990	1990	0	0	20	16.92	63.08

1 TOWNHOUSE – 0% - 0 Heated Area: 1274 HX Base Yr



1120 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	92,717
TOTAL MARKET OB/XF VALUE	4,494
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	202,211
SOH/AGL Deduction	3,142
ASSESSED VALUE	199,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,069
TOTAL JUST VALUE	202,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110282	H/AC	3,400	03/02/2011
5818B	NEW CONSTR	138,110	02/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1344	6/13/2023	WD	Q	I	01	395,000
GRANTOR: AITKEN JOHN W FAMILY						
GRANTEE: LEASK NOAH THOMAS						
2318/1943	11/08/2019	WD	U	I	11	100
GRANTOR: AITKEN LIVING TRUST E						
GRANTEE: AITKEN JOHN W FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1993] W12 S5 E12 N5 $ S5 W12 S31
FGR=[YR=1993] S21 E12 N21 W12 $ E12 S24 E14 N20 E2 N6
FOP=[YR=1993] N6 W3 S6 E3 $ W3 N6 E3 N28 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20	5.20	100	1990	1990	3	62	2,044	

LAND DESCRIPTION

TOTAL OB/XF 4,494

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	0	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