



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
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
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	90,070
FGR	396	55	218	18,030
FOP	9	30	3	248
FUS	627	100	627	51,858
USP	218	30	65	5,376

TOTALS	2,339		2,002	165,582
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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	0811	CONCRETE B	0	0	0	0	789.00	SF	5.20	5.20	100	1992	1992	3	66	2,708	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

LAND DESCRIPTION

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,002	102.2238	97.11	194,414	1992	1992	0	0	0	14.83	85.17
1 TOWNHOUSE - 0% - 0												
Heated Area: 1716												
HX Base Yr												

1128 NATURES WALK CT, FERNANDINA BEACH
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	165,582		
TOTAL MARKET OB/XF VALUE	5,298		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	275,880		
SOH/AGL Deduction	0		
ASSESSED VALUE	275,880		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	275,880		
TOTAL JUST VALUE	275,880		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	300,296		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040569	H/AC	1,000	03/23/2004
20040521	XF0B	1,000	03/17/2004
6991	ADDITION	3,900	04/10/1992
6798	NEW CONSTR	108,745	11/07/1991

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BUILDING NOTES			
BUILDING DIMENSIONS			
USP=[YR=1993] W17 S10 BAS=[YR=1993] W11 S40 FGR=[YR=1993] S21 E19 N18 W7 N6 W6 S3 W6\$ E6N3 E6 S6 E13 U3 R3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ L3 U3 R3 U3 N26 W12 N4 W5\$ E5 S4 E12 N14\$ PTR=E15 FUS=[YR=1993] E12 S17 E14 S11 W7 S4 W7 S11 W5 N1 W7 N25 E9 N7 W8 N1 W1 N9\$ W15\$.			