PT OF LOTS 15A & 15B
IN OR 1353/1382
NATURES WALK PB 5/202

DORST JACKIE HUDSON
P O BOX 15429
FERNANDINA BEACH, FL 32035

2023

00-00-31-147L-015A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

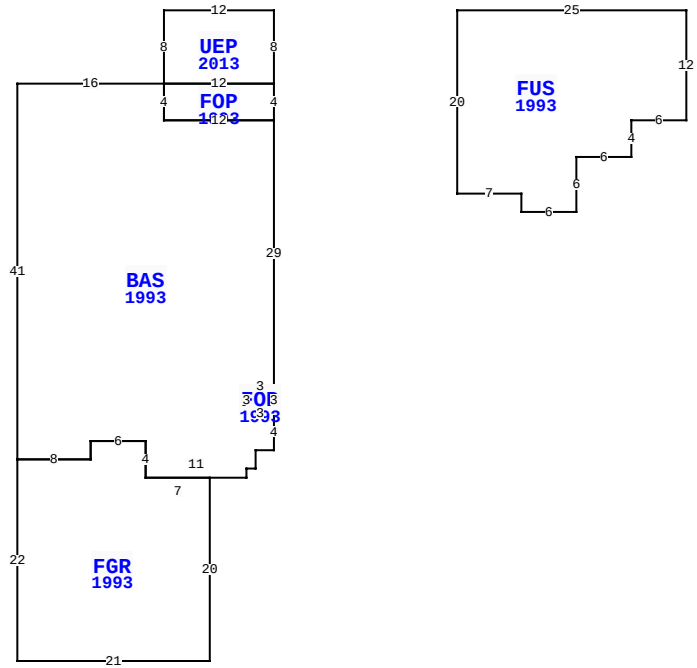
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1,100	90,638
FGR	460	55	253	20,847
FOP	9	30	3	247
FOP	48	30	14	1,154
FUS	440	100	440	36,255
UEP	96	60	58	4,779
TOTALS	2,153		1,868	153,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,868	102.2238	97.11	181,401	1991	1991	0	0	0	15.15	84.85

1 TOWNHOUSE - 100% - 2006 Heated Area: 1540 HX Base Yr 2006



1130 NATURES WALK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,919
TOTAL MARKET OB/XF VALUE		4,209
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		263,128
SOH/AGL Deduction		105,749
ASSESSED VALUE		157,379
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,379
TOTAL JUST VALUE		263,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6587	NEW CONSTR	122,000	06/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1382	9/28/2005	WD	Q	I		277,200
GRANTOR: VENNES DALE D & CAROL						
GRANTEE: DORST JACKIE HUDSON						
0960/0443	11/30/2000	WD	U	I		134,000
GRANTOR: STILWELL ALDO R & MAX						
GRANTEE: VENNES DALE D & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2013] W12 S8 BAS=[YR=1993] W16 S41 FGR=[YR=1993] S22 E21 N20 W7 N4 W6 S2 W8$ E8 N2 E6 S4 E11 N1 E1 N2 E2 N4 FOP=[YR=1993] N3 W3 S3 E3$ W3 N3 E3 N29 FOP=[YR=1993] N4 W12 S4 E12$ W12 N4$ E12 N8$ PTR=E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20$ W20$.

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	981.00	SF	5.20	5.20	100	1991	1991	3	64	3,265	
2	1242	WD DECK A	0	100	0	0	472.00	SF	10.00	10.00	100	2000	2000	3	20	944	

LAND DESCRIPTION

TOTAL OB/XF 4,209

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