



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,068	100	1,068	89,042
FGR	417	55	229	19,093
FOP	9	30	3	250
FOP	48	30	14	1,167
FUS	504	100	504	42,020

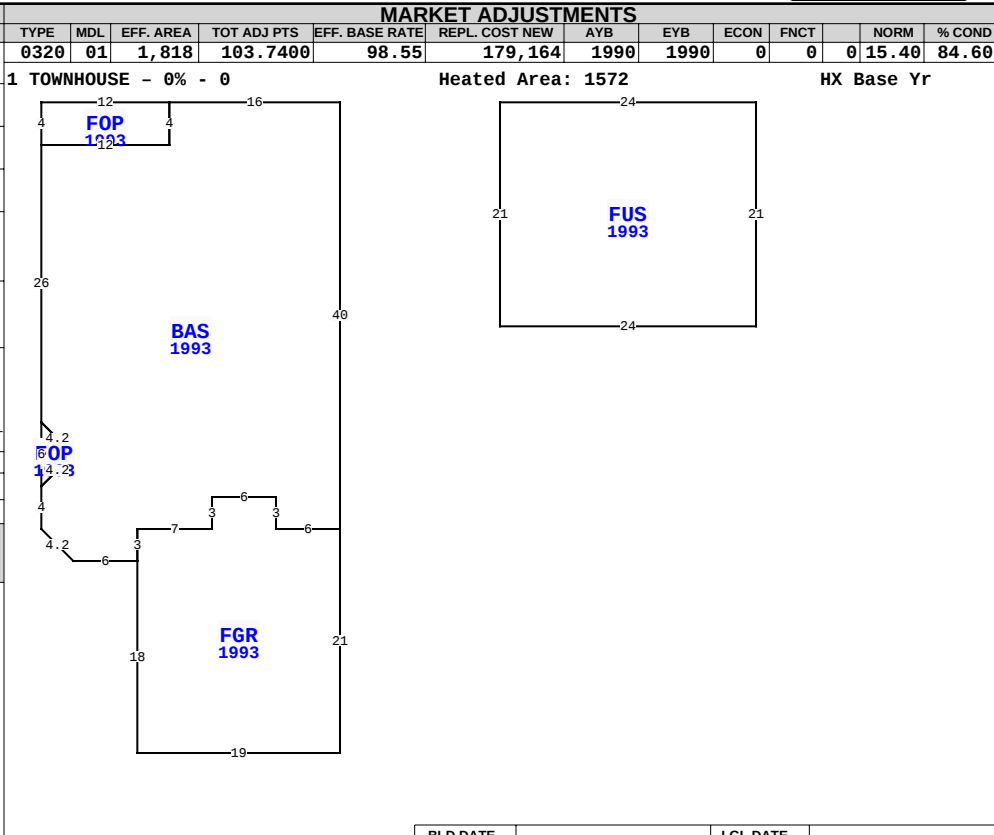
TOTALS	2,046		1,818	151,573
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EXTRA FEATURES

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	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	0810	CONCRETE A	0	0	0	0	685.00	SF	6.50	6.50	100	1990	1990	3	62	2,761	
3	1242	WD DECK A	0	0	0	0	112.00	SF	10.00	10.00	100	1990	1990	3	20	224	

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	000134	C	SFR POND	0	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.10	105,000.00	115,500.00	115,500							



1132 NATURES WALK CT, FERNANDINA BEACH

TOTAL OB/XF										5,435
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,818	103.7400	98.55	179,164	1990	1990	0	0	15.40	84.60

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	151,573		
TOTAL MARKET OB/XF VALUE	5,435		
TOTAL LAND VALUE - MARKET	115,500		
TOTAL MARKET VALUE	272,508		
SOH/AGL Deduction	0		
ASSESSED VALUE	272,508		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	272,508		
TOTAL JUST VALUE	272,508		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	294,163		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5965	NEW CONSTR	138,110	05/08/1990

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5965	NEW CONSTR	138,110	05/08/1990

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E19 N21 W6 N3 W6 S3 W7 S3 \$ N3 E7 N3 E6 S3 E6 N40 \$ PTR= E15 FUS=[YR=1993] E24 S21W24 N21 \$ W15 \$.