LOT 17A
IN OR 1057/831
NATURES WALK PB 5/202

ALLOY JAMES & BONITA
2 BRETTAGNE
DEVON, PA 19333

2023

00-00-31-147L-017A-0000

BUILDING CHARACTERISTICS

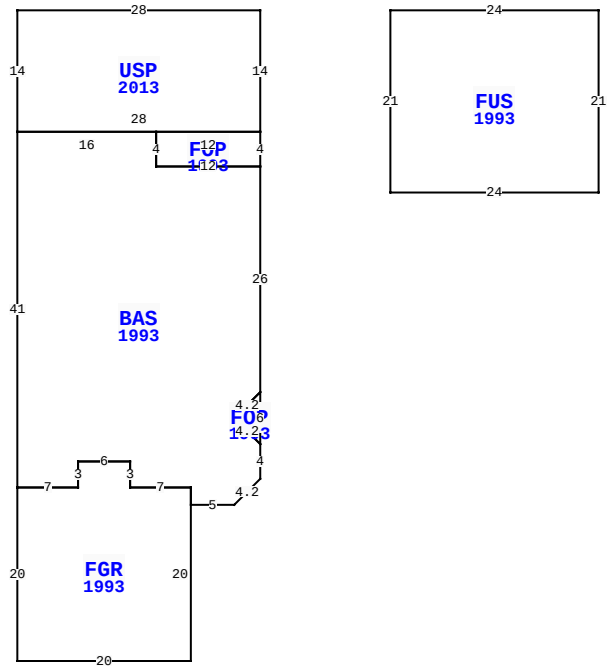
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,085	100	1,085	90,277
FGR	418	55	230	19,137
FOP	9	30	3	250
FOP	48	30	14	1,165
FUS	504	100	504	41,935
USP	392	30	118	9,818
TOTALS	2,456		1,954	162,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,954	103.5272	98.35	192,176	1990	1990	0	0	0	15.40	84.60

1 TOWNHOUSE - 0% - 0 Heated Area: 1589 HX Base Yr



1131 NATURES WALK CT, 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	162,581
TOTAL MARKET OB/XF VALUE	4,678
TOTAL LAND VALUE - MARKET	115,500
TOTAL MARKET VALUE	282,759
SOH/AGL Deduction	0
ASSESSED VALUE	282,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,759
TOTAL JUST VALUE	282,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100381	REPAIR/RRF	4,000	03/02/2010
5749B	NEW CONSTR	109,795	01/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1057/0831	5/23/2002	WD	Q	I		152,500
GRANTOR: DWYER EDWARD J & JUDI						
GRANTEE: ALLOY JAMES BONITA						
1001/1362	8/07/2001	WD	Q	I		136,500
GRANTOR: BEST THOMAS H & KATHE						
GRANTEE: DWYER EDWARD J & JU						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2013] W28 S14 BAS=[YR=1993] S41 FGR=[YR=1993] S20
E20 N20 W7 N3 W6 S3 W7 $ E7 N3 E6 S3 E7 S2 E5 U3 R3 N4
FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N26
FOP=[YR=1993] N4 W12 S4 E12$ W12 N4 W16$ E28 N14$ PTR= E15
FUS=[YR=1993] E24 S21 W24 N21 $ W15 $.

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	618.00	SF	5.20	5.20	100	1990	1990	3	62	1,992	
3	1242	WD DECK A	0	0	0	0	118.00	SF	10.00	10.00	100	1990	1990	3	20	236	

LAND DESCRIPTION

TOTAL OB/XF 4,678

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	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							

REVIEW DATE 07/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 08/02/2023 BY SYS