LOT 17-B
IN OR 2030/1700
NATURES WALK PB 5/202

LAND CAROLYN/ROBERTS THOMAS H JR
1131 B NATURES WALK CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-017B-0000

BUILDING CHARACTERISTICS

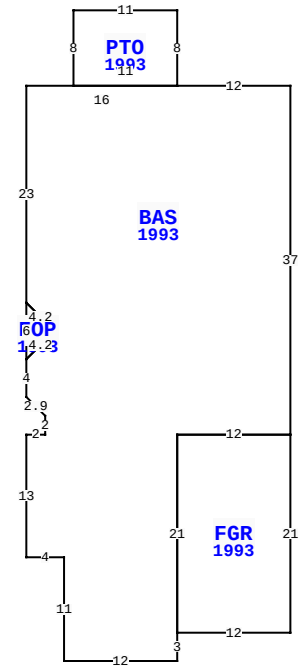
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,361	100	1,361	115,201
FGR	252	55	139	11,766
FOP	9	30	3	254
PTO	88	5	4	339
TOTALS	1,710		1,507	127,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,507	105.2334	99.97	150,655	1990	1990	0	0	0	15.33	84.67

1 TOWNHOUSE - 50% - 2022 Heated Area: 1361 HX Base Yr 2022



1131 NATURES WALK CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,560
TOTAL MARKET OB/XF VALUE		4,457
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		237,017
SOH/AGL Deduction		0
ASSESSED VALUE		237,017
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		187,017
TOTAL JUST VALUE		237,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100381	REPAIR/RRF	4,000	03/02/2010
5809B	NEW CONSTR	110,345	02/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1700	2/26/2016	WD	U	I	11	100
GRANTOR: ROBERTS THOMAS HUGH I						
GRANTEE: LAND CAROLYN & THOM						
2008/0599	10/12/2015	SW	U	I	12	144,900
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: ROBERTS THOMAS HUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N8 W11 S8 E11 $ W16 S23 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 R2 D2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21 $ N21 E12 N37 $.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0	50	0	0	498.00	SF	6.50	6.50	100	1990	1990	3	62	2,007	

LAND DESCRIPTION

TOTAL OB/XF 4,457

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	50	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