LOT 19B
IN OR 2225/391
NATURES WALK PB5/202

SCHALLER STEVEN & HEATHER SHERSTAD
1127 NATURES WALK CT #B
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-019B-0000

BUILDING CHARACTERISTICS

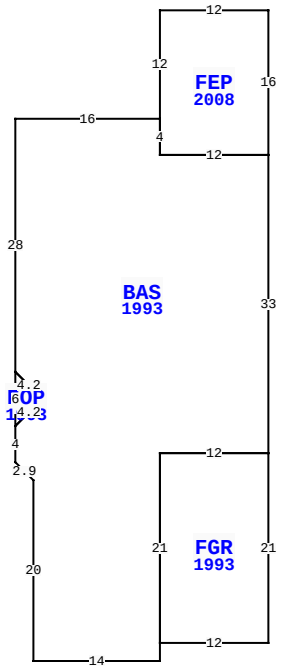
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,305	100	1,305	110,584
FEP	192	80	154	13,050
FGR	252	55	139	11,778
FOP	9	30	3	255
TOTALS	1,758		1,601	135,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,601	105.8148	100.52	160,933	1989	1989	0	0	0	15.70	84.30

1 TOWNHOUSE - 100% - 2019 Heated Area: 1305 HX Base Yr 2019



1127 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		135,667
TOTAL MARKET OB/XF VALUE		1,959
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		242,626
SOH/AGL Deduction		50,325
ASSESSED VALUE		192,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,301
TOTAL JUST VALUE		242,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101315	H/AC	1,500	08/09/2010
20070392	REPAIR/RRF	5,900	03/05/2007
5655	NEW CONSTR	108,010	10/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2225/0391	9/19/2018	WD	Q	I	01	249,000
GRANTOR: ARENELLA SARA R						
GRANTEE: SCHALLER STEVEN & H						
1741/0786	6/06/2011	QC	U	I	11	24,271
GRANTOR: ARENELLA SARA R						
GRANTEE: JACKMAN MICHAEL & B						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W12 S12 BAS=[YR=1993] W16 S28 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 R2 D2 S20 E14 N2 FGR=[YR=1993] E12 N21 W12 S21 $ N21 E12 N33 W12 N4$ S4 E12 N16$.

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	633.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,959	

LAND DESCRIPTION

TOTAL OB/XF 1,959

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