LOT 20B (EX E'LY 6.12 FT)
IN OR 1610/1825
NATURES WALK PB 5/202

SUBER ROBERT L
P O BOX 15621
FERNANDINA BEACH, FL 32035

2023

00-00-31-147L-020B-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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

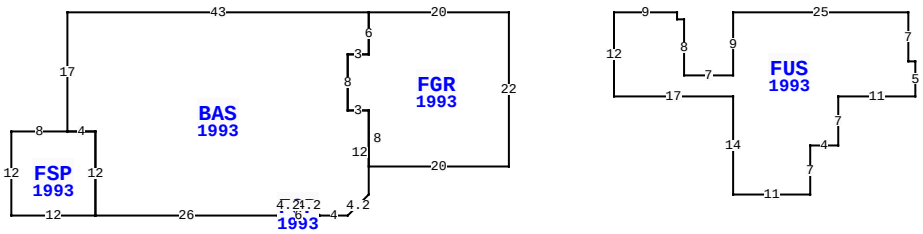
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,162	100	1,162	94,509
FGR	464	55	255	20,740
FOP	9	30	3	244
FSP	144	40	58	4,717
FUS	627	100	627	50,996
TOTALS	2,406		2,105	171,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,105	101.2928	96.23	202,564	1990	1990	0	0	0	15.48	84.52

1 TOWNHOUSE - 100% - 2010 Heated Area: 1789 HX Base Yr 2010



1125 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		171,207
TOTAL MARKET OB/XF VALUE		4,804
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		281,011
SOH/AGL Deduction		114,930
ASSESSED VALUE		166,081
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,081
TOTAL JUST VALUE		281,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081610	XFOB	800	10/24/2008
20061062	REPAIR/RRF	5,500	05/17/2006
20060975	H/AC	2,450	05/08/2006
20060223	DEMOLITION	0	01/27/2006
6032	NEW CONSTR	138,100	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1610/1825	3/19/2009	WD	Q	I	01	220,500
GRANTOR: DESHAZER VIRGIL A & D						
GRANTEE: SUBER ROBERT L						
0793/1997	5/19/1997	WD	Q	I		95,000
GRANTOR: RUDOLPH FRED J & NANC						
GRANTEE: DESHAZER VIRGIL A &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W43 S17 FSP=[YR=1993] W8 S12 E12 N12 W4 $ E4 S12 E26 FOP=[YR=1993] E6 U3 L3 D3 L3 $ U3 R3 R3 D3 E4 U3 R3 N12 W3 N8 E3 N6 $ S6 W3 S8 E3 S8 E20 N22 $ PTR= E15 FUS=[YR=1993] E9 S1 E1 S8 E7 N9 E25 S7 E1 S5 W11 S7 W4 S7 W11 N14 W17 N12 $ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	1990	1990	3	62	2,354	

LAND DESCRIPTION

TOTAL OB/XF 4,804

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