

LOT 23A
IN OR 1795/846
NATURES WALK PB 5/202

HATZIPETRO GEORGE & CAROL A
2036-A NATURES LN W
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-023A-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
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	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	1,281	100	1,281	107,524
FEP	60	80	48	4,029
FEP	96	80	77	6,463
FGR	252	55	139	11,667
FOP	9	30	3	252
TOTALS	1,698		1,548	129,935

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,548	104.9427	99.70	154,336	1991	1991	0	0	15.81	84.19
1 TOWNHOUSE - 100% - 2014 Heated Area: 1281 HX Base Yr 2014											
2036 NATURES LN, FERNANDINA BEACH											

2036 NATURES LN, FERNANDINA BEACH					INC DATE				AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
695.00	SF	5.20	5.20	100	1991	1991	3	64	2,313	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		129,935	
TOTAL MARKET OB/XF VALUE		4,833	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		239,768	
SOH/AGL Deduction		100,418	
ASSESSED VALUE		139,350	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		89,350	
TOTAL JUST VALUE		239,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100665	REPAIR/RRF	2,000	04/23/2010
6503	NEW CONSTR	121,000	04/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1795/0846	5/25/2012	WD	Q	I	02	143,000
GRANTOR: WEEKS JAMES P & CINDY						
GRANTEE: HATZIPETRO GEORGE &						
0803/0907	8/18/1997	WD	Q	I		85,000
GRANTOR: MCCAFFREY MARGARET E						
GRANTEE: WEEKS JAMES P & CIN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W16 FEP=[YR=2013] N8 W12 S8 FEP=[YR=2013] S5 E12 N5 W12 \$ E12 \$ S5 W12 S31 FGR=[YR=1993] S21 E12 N21 W12 \$ E12 S24 E14 N20 U2 R2 N4 FOP=[YR=1993] N6 D3 L3 R3 D3 \$ U3 L3 U3 R3 N28\$.	

LAND DESCRIPTION										TOTAL OB/XF														4,833									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																