



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

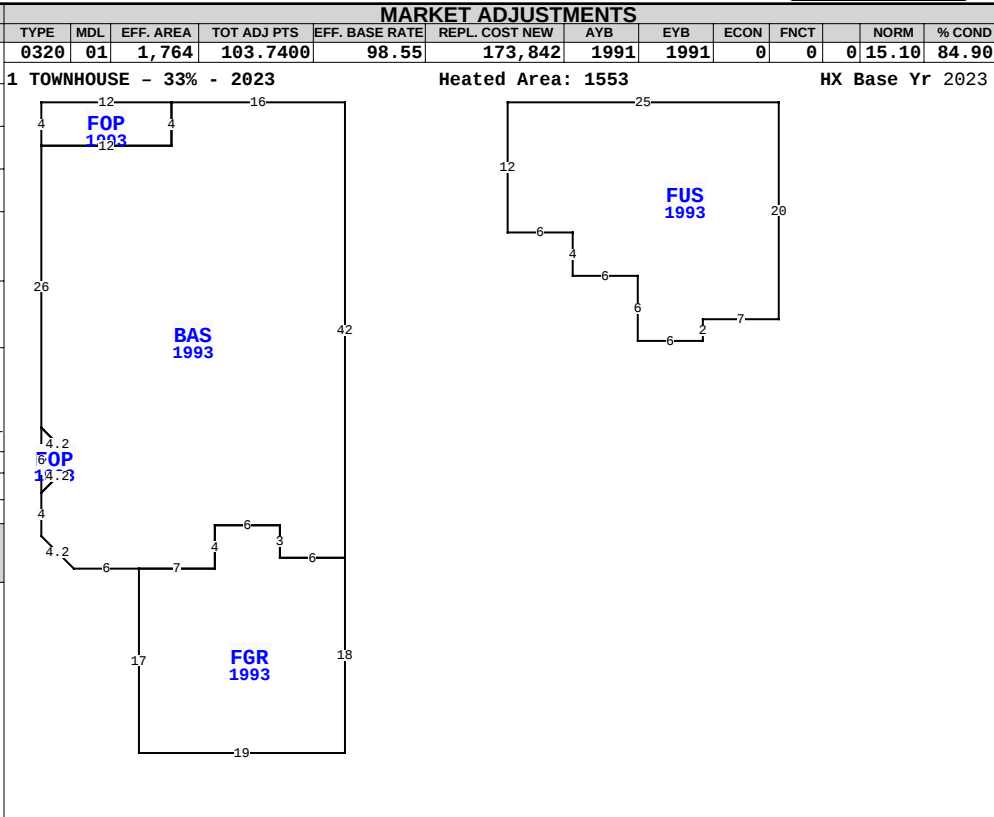
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,113	100	1,113	93,123
FGR	353	55	194	16,232
FOP	9	30	3	251
FOP	48	30	14	1,172
FUS	440	100	440	36,814

TOTALS	1,963		1,764	147,592
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	33	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	33	0	0	786.00	SF	5.20



2036 W NATURES LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		147,592	
TOTAL MARKET OB/XF VALUE		5,136	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		257,728	
SOH/AGL Deduction		0	
ASSESSED VALUE		257,728	
TOTAL EXEMPTION VALUE		HA HAB	50,000
BASE TAXABLE VALUE		207,728	
TOTAL JUST VALUE		257,728	
NCON VALUE		57,264	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100666	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
2636/317	5/01/2023	FJ	U	I	11	0
GRANTOR: TURNEY JANE ANN EST						
GRANTEE: TURNEY DAVID NELSON						
2636/311	5/01/2023	FJ	U	I	11	0
GRANTOR: TURNEY JANE A EST						
GRANTEE: TURNEY DAVID NELSON						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 L3 D3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N18 W6 N3 W6 S4 W7 \$ E7 N4 E6 S3 E6 N42 \$ PTR= E15 FUS=[YR=1993] E25 S20W7 S2 W6 N6 W6 N4 W6 N12 \$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	33	0006	R-1	0.00	0.00	1.00
TOTAL OB/XF 5,136									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	105,000.00	105,000.00	105,000		