LOT 24A
IN OR 864/1590
NATURES WALK PB 5/202

WARONKER LEE H EST
215 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-024A-0000

BUILDING CHARACTERISTICS

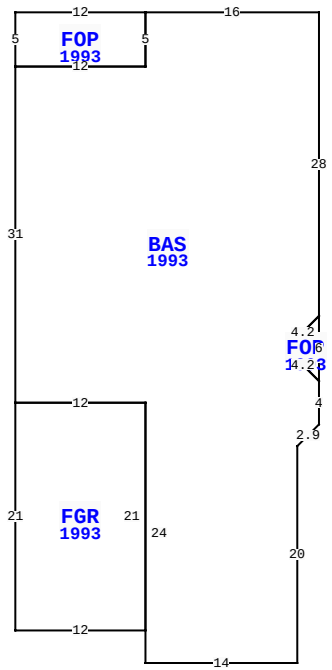
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,281	100	1,281	108,074
FGR	252	55	139	11,727
FOP	9	30	3	253
FOP	60	30	18	1,519
TOTALS	1,602		1,441	121,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,441	107.2968	101.93	146,881	1989	1989	0	0	0	17.23	82.77

1 TOWNHOUSE - 0% - 0 Heated Area: 1281 HX Base Yr



2048 W NATURES LN, 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	121,573
TOTAL MARKET OB/XF VALUE	5,528
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	232,101
SOH/AGL Deduction	0
ASSESSED VALUE	232,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,101
TOTAL JUST VALUE	232,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102010	RE-ROOF 30 YR SHN	3,000	11/22/2010
B969755	XFOB	900	04/15/1996
5368	NEW CONSTR	109,795	05/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0864/1590	1/28/1999	WD	Q	I		87,000
GRANTOR: COUCH JAMES MITCHELL						
GRANTEE: WARONKER LEE H						
0582/1029	11/02/1989	WD	Q	I		69,500
GRANTOR: TREVETT HOMES INC						
GRANTEE: COUCH JAMES MITCHEL						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	728.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,252	
3	1242	WD DECK A	0	0	0	0	448.00	SF	10.00	10.00	100	1996	1996	3	20	896	

LAND DESCRIPTION

TOTAL OB/XF 5,528

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	0	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 05/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS