LOT 25A
NATURES WALK PB 5/202

FAULK SIGRID K L/E/
2060-A NATURES LN W
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-025A-0000

BUILDING CHARACTERISTICS

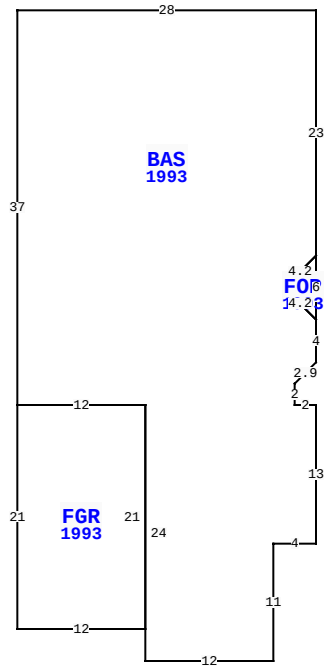
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,361	100	1,361	116,799
FGR	252	55	139	11,929
FOP	9	30	3	257
TOTALS	1,622		1,503	128,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,503	106.7838	101.44	152,464	1990	1990	0	0	0	15.40	84.60

1 TOWNHOUSE - 100% - 2005 Heated Area: 1361 HX Base Yr



2060 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		128,985
TOTAL MARKET OB/XF VALUE		12,066
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		246,051
SOH/AGL Deduction		0
ASSESSED VALUE		246,051
TOTAL EXEMPTION VALUE	13	246,051
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		246,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1600	8/08/2019	QC	U	I	11	100
GRANTOR: FAULK SIGRID K						
GRANTEE: ANDERSON DIANE L &						
0613/0292	12/03/1990	WD	Q	I		75,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: FAULK HAL & SIGRID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S37 FGR=[YR=1993] S21 E12 N21 W12 $ E12 S24 E12 N11 E4 N13 W2 N2 U2 R2 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N23$.

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	0811	CONCRETE B	0	100	0	0	743.00	SF	5.20	5.20	100	1990	1990	3	62	2,395	
3	1242	WD DECK A	0	100	0	0	752.00	SF	10.00	10.00	100	2000	2000	3	20	1,504	
4	0855	CONC PAVER	0	100	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	80	1,280	
5	0855	CONC PAVER	0	100	0	0	417.00	SF	10.00	10.00	100	2008	2008	3	90	3,753	
6	0855	CONC PAVER	0	100	12	6	72.00	SF	10.00	10.00	100	2013	2013	3	95	684	

LAND DESCRIPTION

TOTAL OB/XF 12,066

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 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