

LOT 25B
IN OR 1838/339
NATURES WALK PB 5/202

SARTIN JAMES A & CYNTHIA A
2060 NATURES LN W UNIT B
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-025B-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	05	AVERAGE 70	0320	01	2,059	102.2238	97.11	199,949	1990	1990	0	0	0	15.48	84.52	VALUATION BY STANDARD												
Exterior Wall	12	CEDAR 30	1 TOWNHOUSE - 100% - 2014													Heated Area: 1606												
Roof Structure	03	GABLE/HIP 100	13													HX Base Yr 2014												
Roof Cover	03	COMP SHNGL 100	18																									
Interior Wall	05	DRYWALL 100	13																									
Interior Floor	14	CARPET 80	10																									
Interior Floor	08	SHT VINYL 20	3																									
Air Condition	03	CENTRAL 100	4																									
Heating Type	04	AIR DUCTED 100	15																									
Bedrooms	3	100	4																									
Bathrooms	2.5	100	4																									
Frame	02	WOOD FRAME 100	21																									
Stories	2.	100	24																									
Units	0	100	21																									
Occupancy	00	NONE 100	24																									
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	1,102	100	1,102	90,449																								
FEP	234	80	187	15,349																								
FGR	444	55	244	20,027																								
FOP	9	30	3	246																								
FOP	48	30	14	1,149																								
FUS	504	100	504	41,367																								
PTO	97	5	5	411																								
TOTALS			2,438	2,059													168,997											
EXTRA FEATURES			2060 W NATURES LN, FERNANDINA BEACH																									
L N	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	0855	CONC PAVER	0	100	0	0	869.00	SF	7.00	100	2014	2014	3	95	5,779													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1990	1990	3	70	2,450													
3	0855	CONC PAVER	0	100	0	0	267.00	SF	7.00	100	2014	2014	3	95	1,776													
TOTAL OB/XF																	10,005											
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											
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																												