LOT 27B IN OR 867/1387
NATURES WALK PB5/202

ANDERSON JON M
2744 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-027B-0000

BUILDING CHARACTERISTICS

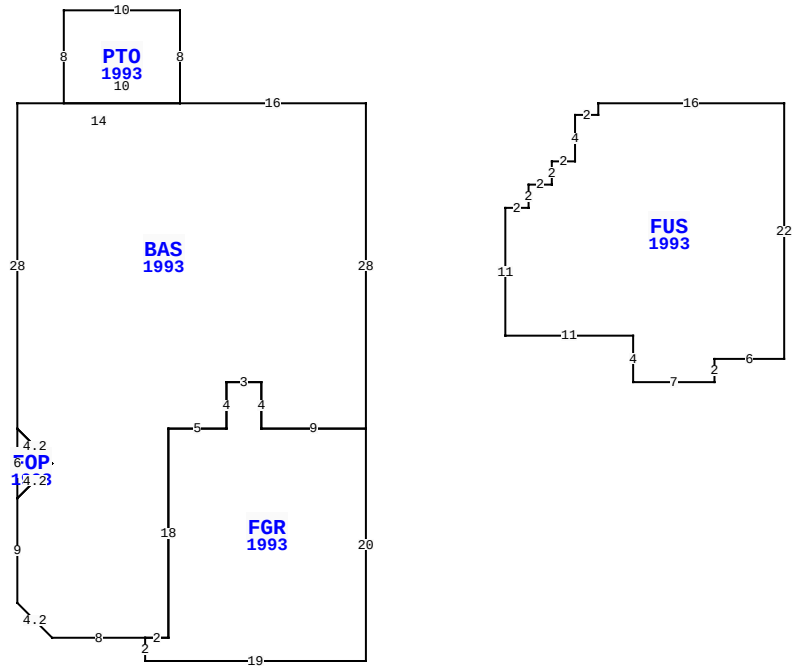
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,049	100	1,049	88,197
FGR	356	55	196	16,480
FOP	9	30	3	252
FUS	476	100	476	40,021
PTO	80	5	4	336
TOTALS	1,970		1,728	145,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,728	104.3100	99.09	171,228	1991	1991	0	0	0	15.15	84.85

1 TOWNHOUSE - 0% - 0 Heated Area: 1525 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2099 NATURES BEND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	145,287
TOTAL MARKET OB/XF VALUE	4,766
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	255,053
SOH/AGL Deduction	0
ASSESSED VALUE	255,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,053
TOTAL JUST VALUE	255,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6759	NEW CONSTR	120,040	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0867/1387	2/11/1999	WD	Q	I		105,000
GRANTOR: RUSSELL WILLIAM G JR						
GRANTEE: ANDERSON JON M						
0645/0434	12/30/1991	WD	Q	I		79,500
GRANTOR: TREVETT HOMES INC						
GRANTEE: RUSSELL WM JR & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N8 W10 S8 E10$ W14S28
FOP=[YR=1993] S6 U3 R3 U3 L3 $ R3 D3 L3 D3 S9 R3 D3
E8FGR=[YR=1993] S2 E19 N20 W9 N4 W3 S4W5 S18 W2$ E2 N18 E5 N4
E3 S4 E9 N28$ PTR=E20 FUS=[YR=1993] E16 S22 W6 S2 W7 N4 W11
N11 E2 N2 E2 N2 E2 N4 E2 N1$ W20$.

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	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	0	0	0	675.00	SF	5.20	5.20	100	1991	1991	3	64	2,246	

LAND DESCRIPTION

TOTAL OB/XF 4,766

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 05/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS