



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	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	86,014
FEP	288	80	230	18,859
FGR	356	55	196	16,072
FOP	9	30	3	246
FUS	476	100	476	39,030
UOP	60	20	12	984

TOTALS	2,238		1,966	161,205
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	694.00	SF	5.20	
3	0810	CONCRETE A	0 100	0	0	246.00	SF	6.50	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,966	101.6652	96.58	189,876	1991	1991	0	0	0	15.10
1 TOWNHOUSE - 100% - 1997					Heated Area: 1525			HX Base Yr 1997			

5

12

UOP
2013

5

12

24

FEP
2013

12

29

27

BAS
1993

28

4.2

6

OP
1993

10

4.2

8

2

19

FGR
1993

20

2

2

2

2

2

2

2

2

2

2

11

11

4

7

2

6

22

16

FUS
1993

2091 NATURES BEND DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	161,205		
TOTAL MARKET OB/XF VALUE	6,333		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	272,538		
SOH/AGL Deduction	136,779		
ASSESSED VALUE	135,759		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	80,759		
TOTAL JUST VALUE	272,538		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	295,180		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121499	FLA.RM ADDITION	28,000	07/25/2012
20102121	REPAIR/RRF	3,000	12/13/2010
6441	NEW CONSTR	120,040	03/26/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2561/0545	3/04/2022	WD	U	I	11
GRANTOR: HADDOCK K DIANE					
GRANTEE: HADDOCK FAMILY TRUS					
0755/0638	3/28/1996	WD	Q	I	
GRANTOR: WEAVER LAWRENCE E & G					
GRANTEE: HADDOCK CLAUDE & K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 FEP=[YR=2013] N12 W24 UOP=[YR=2013] W5 S12 E5 N12\$ S12E24\$ W29 S27 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ R3 D3 L3 D3 S10 R3 D3 E8 FGR=[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\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00