

LOT 30B
IN OR 2008/1693
NATURES WALK PB 5/202

BRUNO REVOCABLE LIVING TRUST/BRUNO REGINA A TRUSTE
2067 B NATURES BEND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-030B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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

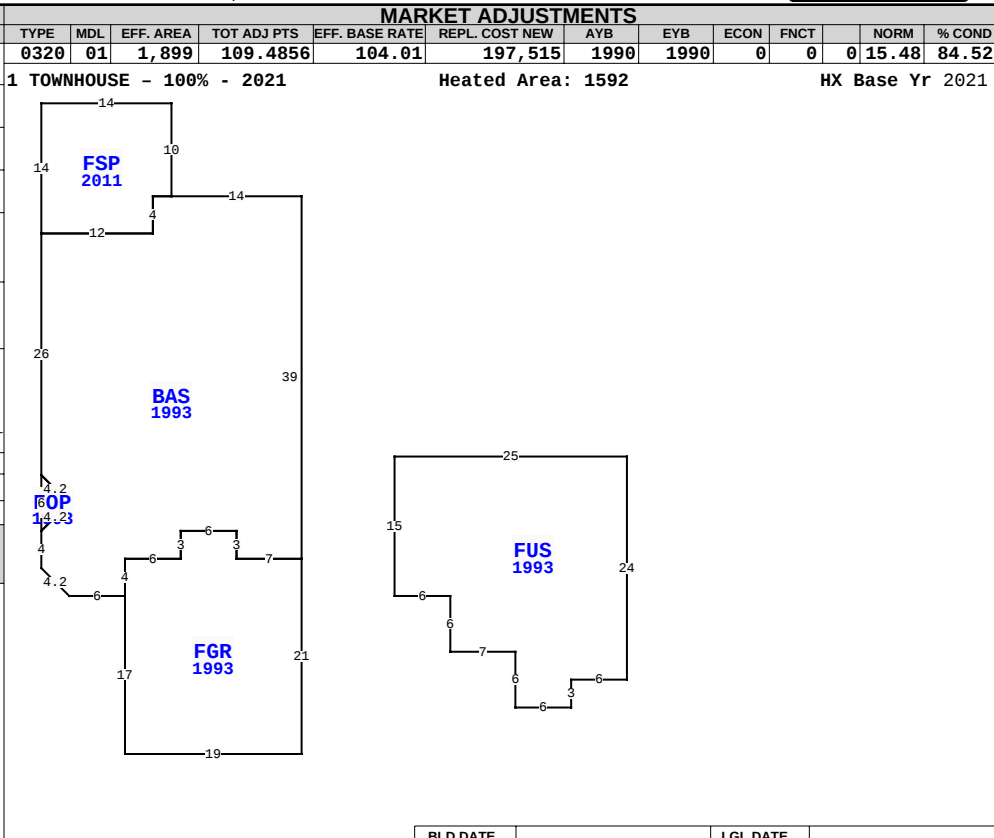
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,049	100	1,049	92,216
FGR	417	55	229	20,131
FOP	9	30	3	264
FSP	188	40	75	6,593
FUS	543	100	543	47,734
TOTALS	2,206		1,899	166,940

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	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	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1990	1990	3	62	484	
3	0810	CONCRETE A	0 100	0	0	788.00	SF	6.50	6.50	100	1990	1990	3	62	3,176	
4	1242	WD DECK A	0 100	6	19	114.00	SF	4.00	4.00	100	2005	2005	3	27	123	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2067 NATURES BEND DR, FERNANDINA BEACH
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TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	166,940	
TOTAL MARKET OB/XF VALUE	6,233	
TOTAL LAND VALUE - MARKET	105,000	
TOTAL MARKET VALUE	278,173	
SOH/AGL Deduction	19,858	
ASSESSED VALUE	258,315	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	208,315	
TOTAL JUST VALUE	278,173	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	301,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112011	XFOB	4,000	11/08/2011
20090571	REPAIR/RRF	3,000	05/07/2009

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2008/1693	10/15/2015	QC U
GRANTOR: BRUNO FREDERICK W & R		
GRANTEE: BRUNO REVOCABLE LIV		
1808/1674	8/15/2012	WD Q I 02
GRANTOR: MCMENAMIN TERRY E		
GRANTEE: BRUNO FREDERICK W &		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W14 FSP=[YR=2011] N10W14S14 E12N4E2\$ W2S4W12S26		
FOP=[YR=1993] S6 U3 R3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6		
FGR=[YR=1993] S17E19N21 W7N3 W6S3W6S4\$ N4E6N3E6S3E7N39\$		
PTR=S28E10 FUS=[YR=1993] S15E6S6 E7 S6E6N3E6N24W25\$W10N28\$.		