

LOT 32B
IN OR 1723/593
NATURES WALK PB 5/202

FELSEN JONATHAN T & HEATHER B
612 W 3RD ST
ROSWELL, NM 88201

2023

00-00-31-147L-032B-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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,049	100	1,049	89,506
FGR	417	55	229	19,539
FOP	9	30	3	256
FOP	48	30	14	1,195
FUS	673	100	673	57,424

TOTALS	2,196		1,968	167,920
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50
3	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50
4	1242	WD DECK A	0	0	0	0	767.00	SF	4.00
5	0755	FSP	0	0	6	12	72.00	SF	20.00
6	0754	FOP	0	0	5	6	30.00	SF	15.00
7	0820	WOOD WALK	0	0	36	3	108.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00

REVIEW DATE	05/07/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,968	105.8547	100.56	197,902	1991	1991	0	0	15.15	84.85
1 TOWNHOUSE - 0% - 0 Heated Area: 1722 HX Base Yr											

2039 NATURES BEND DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50	6.50	100	1991	1991	3	64	3,195	
3	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50	6.50	100	2004	2004	3	86	704	
4	1242	WD DECK A	0	0	0	0	767.00	SF	4.00	4.00	100	2004	2004	3	24	736	
5	0755	FSP	0	0	6	12	72.00	SF	20.00	20.00	100	2004	2004	3	24	346	
6	0754	FOP	0	0	5	6	30.00	SF	15.00	15.00	100	2004	2004	3	24	108	
7	0820	WOOD WALK	0	0	36	3	108.00	SF	11.75	11.75	100	2004	2004	3	40	508	

TOTAL OB/XF													8,117	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
06	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	105,000.00	105,000.00	105,000		

Total Acres: 0.00	Total Land Value: 105,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				167,920	
TOTAL MARKET OB/XF VALUE				8,117	
TOTAL LAND VALUE - MARKET				105,000	
TOTAL MARKET VALUE				281,037	
SOH/AGL Deduction				0	
ASSESSED VALUE				281,037	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				281,037	
TOTAL JUST VALUE				281,037	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				304,896	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1723/0593	1/20/2011	WD	U	I	11
GRANTOR: RESIDENTIAL FUNDING C					
GRANTEE: FELSEN JONATHAN T &					
1685/0400	6/25/2010	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: RESIDENTIAL FUNDING					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4\$ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 L3 U3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N21 W6 N3 W6 S3 W7 S4\$ N4 E7 N3 E6 S3 E6 N39\$ PTR=E15S30 FUS=[YR=1993] S13 E6 S6E7S6E6N3E6N37W12S15W13\$ N30 W15\$.									