LOT 34A
NATURES WALK PB 5/202

PESANTE LINDA H & ANTHONY/HUTZ DAVID J (JTROS)
2015 A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-034A-0000

BUILDING CHARACTERISTICS

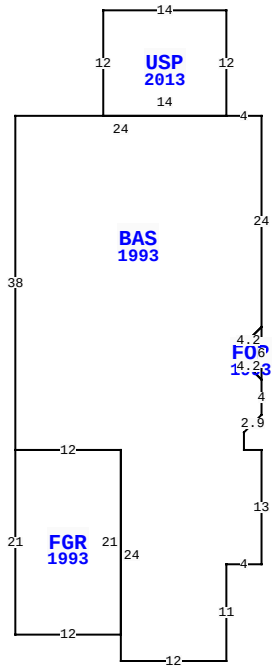
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,389	100	1,389	121,264
FGR	252	55	139	12,135
FOP	9	30	3	261
USP	168	30	50	4,366
TOTALS	1,818		1,581	138,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,581	108.2373	102.83	162,574	1991	1991	0	0	0	15.10	84.90

1 TOWNHOUSE - 100% - 2020 Heated Area: 1389 HX Base Yr



2015 NATURES BEND DR, FERNANDINA BEACH

BLD DATE	03/28/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,025
TOTAL MARKET OB/XF VALUE		12,129
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		255,154
SOH/AGL Deduction		42,359
ASSESSED VALUE		212,795
TOTAL EXEMPTION VALUE	13	212,795
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		255,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111422	ADDITION	6,800	08/18/2011
20101146	REMODEL	20,000	07/14/2010
20100036	REPAIR/RRF	4,800	01/11/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2312/1831	10/14/2019	QC	U	I	11	100
GRANTOR: PESANTE LINDA H & DAV						
GRANTEE: PESANTE ANTHONY J &						
1151/1366	7/08/2003	QC	U	I	01	100
GRANTOR: PESANTE LINDA H						
GRANTEE: PESANTE LINDA H & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2013] N12 W14 S12 E14 $ W24 S38
FGR=[YR=1993] S21 E12 N21 W12 $ E12 S24 E12 N11 E4 N13 W2 N2
U2 R2 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N24
$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0855	CONC PAVER	0	100	0	0	598.00	SF	7.00	7.00	100	2014	2014	3	95	3,977	
3	0855	CONC PAVER	0	100	0	0	171.00	SF	7.00	7.00	100	2014	2014	3	95	1,137	
4	0855	CONC PAVER	0	100	0	0	676.00	SF	7.00	7.00	100	2014	2014	3	95	4,495	

LAND DESCRIPTION

TOTAL OB/XF 12,129

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