

LOT 35A
IN OR 1317/1301 & OR 1732/1151
NATURES WALK PB 5/202

CENTRONE DONALD E & MARY ANN
2012-A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-035A-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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	1,119	100	1,119	97,426
FGR	444	55	244	21,244
FOP	9	30	3	261
FOP	48	30	14	1,219
FUS	440	100	440	38,308

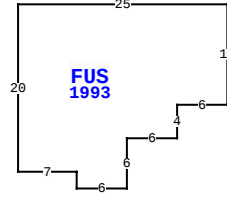
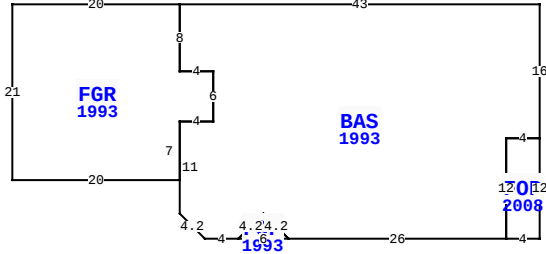
TOTALS	2,060	1,820	158,457
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	1,047.00	SF	6.50	

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

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	1,820	108.0150	102.61	186,750	1991	1991	0	0	0 15.15	84.85
1 TOWNHOUSE - 100% - 2006 Heated Area: 1559 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			158,457
TOTAL MARKET OB/XF VALUE			6,876
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			270,333
SOH/AGL Deduction			111,432
ASSESSED VALUE			158,901
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			108,901
TOTAL JUST VALUE			270,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112011	SCREEN RM OVER DE	4,000	11/08/2011
20052657	REROOF W/40YR SHN	10,000	09/16/2005
6499	NEW CONSTR	122,110	04/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1732/1151	3/30/2011	QC	U	I	11	100	
GRANTOR: CENTRONE DONALD E & M							
GRANTEE: CENTRONE DONALD E &							
1317/1301	5/13/2005	WD	Q	I		205,000	
GRANTOR: RINALDI JACK D							
GRANTEE: CENTRONE DONALD E							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W43 FGR=[YR=1993] W20 S21 E20 N7 E4 N6 W4 N8\$ S8 E4 S6 W4 S11 R3 D3 E4 FOP=[YR=1993] E6 U3 L3 L3 D3 \$ U3 R3 R3 D3 E26 FOP=[YR=2008] E4 N12 W4 S12\$ N12 E4 N16\$ PTR=E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20\$ W20\$.							

2012 NATURES BEND DR, FERNANDINA BEACH				BLD DATE		03/28/2014		KK		LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520			
1,047.00	SF	6.50	6.50	100	1991	1991	3	64	4,356			

TOTAL OB/XF										6,876													
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
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	Common: 105,000	PRINTED 08/02/2023 BY SYS
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