LOT 35B
IN OR 1329/1955
NATURES WALK PB 5/202

DAVIS ETHER
2012-B NATURES BEND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-147L-035B-0000

BUILDING CHARACTERISTICS

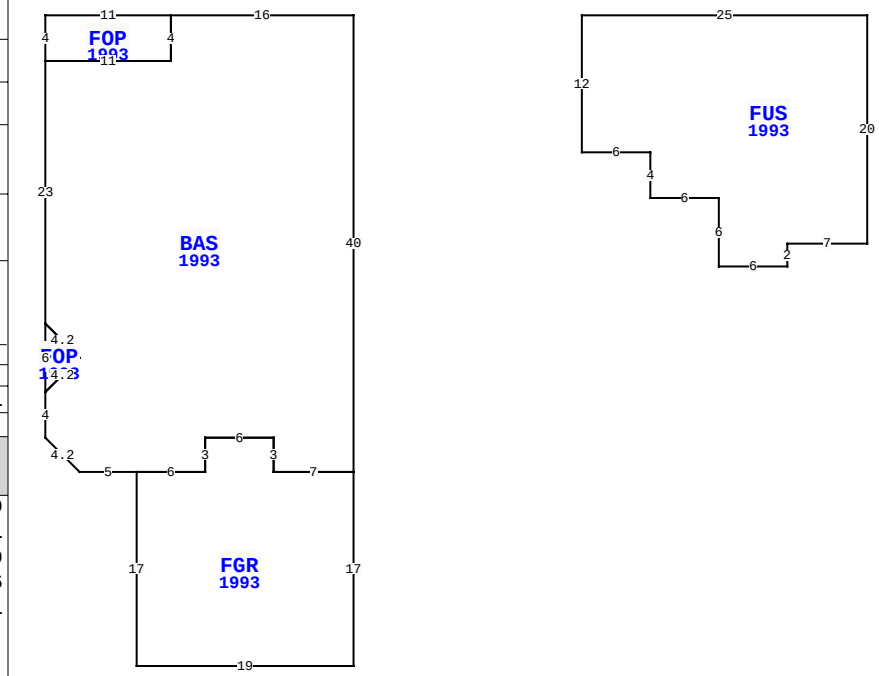
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,005	100	1,005	86,980
FGR	341	55	188	16,271
FOP	9	30	3	260
FOP	44	30	13	1,125
FUS	440	100	440	38,081
TOTALS	1,839		1,649	142,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,649	107.3652	102.00	168,198	1991	1991	0	0	0	15.15	84.85

1 TOWNHOUSE - 100% - 2019 Heated Area: 1445 HX Base Yr 2019



2012 NATURES BEND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,716
TOTAL MARKET OB/XF VALUE		8,191
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		255,907
SOH/AGL Deduction		51,250
ASSESSED VALUE		204,657
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,657
TOTAL JUST VALUE		255,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120242	OTHER	190	02/13/2012
20053014	XFOB	1,000	11/15/2005
6499	NEW CONSTR	122,110	04/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1955	6/30/2005	WD	Q	I		215,000
GRANTOR: RINALDI JACK D						
GRANTEE: DAVIS ETHER						
0631/0119	7/15/1991	WD	U	I	09	155,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: RINALDI JACK D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W11 S4 E11 N4$ S4 W11 S23
FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 R3 D3 E5
FGR=[YR=1993] S17 E19 N17 W7 N3 W6 S3 W6$ E6 N3 E6 S3 E7 N40$
PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4 W6 N12$ W20$.

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	0812	CONCRETE C	0	100	0	0	907.00	SF	4.00	4.00	100	1991	1991	3	64	2,322	
3	0855	CONC PAVER	0	100	0	0	505.00	SF	7.00	7.00	100	1995	1995	3	72	2,545	
4	1242	WD DECK A	0	100	0	0	402.00	SF	10.00	10.00	100	1995	1995	3	20	804	

LAND DESCRIPTION

TOTAL OB/XF 8,191

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