



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 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	976	100	976	86,561
FGR	417	55	229	20,310
FOP	9	30	3	266
FSP	192	40	77	6,829
FUS	647	100	647	57,382

TOTALS	2,241	1,932	171,348
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50
2	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50
3	0855	CONC PAVER	0	0	0	0	610.00	SF	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,932	107.7167	102.33	197,702	1995	1995	0	0	13.33	86.67
1 TOWNHOUSE - 0% - 2023 Heated Area: 1623 HX Base Yr											

2051 NATURES LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	171,348		
TOTAL MARKET OB/XF VALUE	9,430		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	285,778		
SOH/AGL Deduction	0		
ASSESSED VALUE	285,778		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	285,778		
TOTAL JUST VALUE	285,778		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	310,170		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101841	REPAIR/RRF	3,000	10/25/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/25	7/14/2023	WD	Q	I	01	455,000
GRANTOR: SILVA FAMILY REVOCABL						
GRANTEE: DUCK EARL & ANNETTE						
2551/1613	3/30/2022	WD	Q	I	01	397,500
GRANTOR: DAHL JARRETT G & MARY						
GRANTEE: SILVA FAMILY REVOCA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W12 FSP=[YR=1995] N12 W16 S12 E16\$ W16 S25 FOP=[YR=1995] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1995] S18 E19 N21 W7 N3 W6 S3 W6 S3\$ N3 E6 N3 E6 S3 E7 N35\$ PTR=E20 FUS=[YR=1995] E13 N14 E13 S35 W7 S2 W6 N7 W6 N4 W7 N12\$ W20\$.									

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
TOTAL OB/XF 9,430									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	105,000.00	105,000.00	105,000		