

PRESTON NOEL
2039 NATURES LN UNIT A
FERNANDINA BEACH, FL 32034

00-00-31-147L-040A-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 60

Exterior Wall12CEDAR 40

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories2. 100

Units0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1029.00

TOTALS2,2601,957166,378

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198919893682,380

20810CONCRETE A010000651.00SF6.506.5010019891989359.52,518

31243WD DECK F010000618.00SF8.008.0010019911991320989

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR1000006R-10.000.001.00UT1.001.001.00105,000.00105,000.00105,000

REVIEW DATE05/14/2018BYDJXTotal Acres: 0.00Total Land Value: 105,000Market: 0Agricultural: 0Common: 105,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECON FNCTNORM% COND

0320011,957106.4133101.09197,833198919890015.9084.10

TOWNHOUSE - 100% - 2023Heated Area: 1531HX Base Yr 2023

Diagram showing lot layout with areas labeled UOP 1993, FEP 1993, BAS 1993, FGR 1993, FUS 1993, and FOB 1993.

BLD DATEXF DATEINC DATE04/21/2009RKLG L DATELAND DATEAG DATE

TOTAL OB/XF5,887

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE166,378

TOTAL MARKET OB/XF VALUE5,887

TOTAL LAND VALUE - MARKET105,000

TOTAL MARKET VALUE277,265

SOH/AGL Deduction0

ASSESSED VALUE277,265

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE227,265

TOTAL JUST VALUE277,265

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE302,832

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2201/13696/04/2018WDQI01256,000

GRANTOR:ECKMAN JUSTIN M & JES

GRANTEE:PRESTON NOEL

1995/05637/30/2015WDQI01199,900

GRANTOR:LONG ZACHARY THOMAS

GRANTEE:ECKMAN JUSTIN M

BUILDING NOTES

FEP=[YR=1993] W18UOP=[YR=1993] W8 S9 BAS=[YR=1993] W3 S40
FGR=[YR=1993] S21 E20 N21 W6 N3W6 S3 W8 \$ E8 N3 E6 S3 E6 S3
E6 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3
R3 N26 W12 N4 W14 \$ E8 N9 \$ S9 E6 S4 E12 N13 \$ PTR= E15
FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5N3 W7 N20 \$ W15 \$.