LOT 40B IN OR 841/497
NATURES WALK PB5/202

WRIGHT LARRY C & CHERYL F
1467 TAKEDA DRIVE
GAINESVILLE, GA 30501-2449

2023

00-00-31-147L-040B-0000

BUILDING CHARACTERISTICS

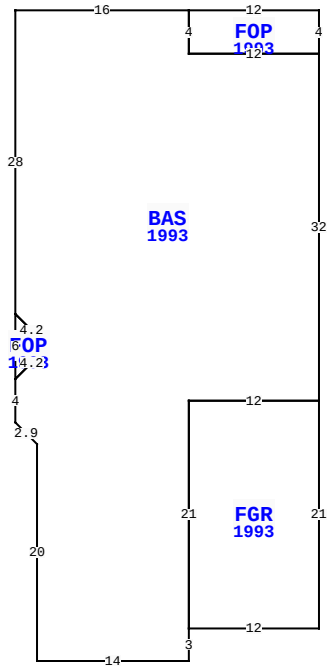
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,293	100	1,293	111,725
FGR	252	55	139	12,011
FOP	9	30	3	260
FOP	48	30	14	1,210
TOTALS	1,602		1,449	125,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,449	107.8896	102.50	148,522	1989	1989	0	0	0	15.70	84.30

1 TOWNHOUSE - 0% - 0 Heated Area: 1293 HX Base Yr



2039 NATURES LN, 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	125,204
TOTAL MARKET OB/XF VALUE	5,194
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	235,398
SOH/AGL Deduction	0
ASSESSED VALUE	235,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,398
TOTAL JUST VALUE	235,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0841/0497	7/16/1998	WD	Q	I		85,000
GRANTOR: MAZUR JAMES J & G EDN						
GRANTEE: WRIGHT LARRY C & CH						
0586/1146	12/22/1989	WD	Q	I		67,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: MAZUR JAMES & EDNA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S28 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D2 R2 S20 E14 N3 FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N32 W12 N4$ S4 E12 N4$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	651.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,014	
3	1242	WD DECK A	0	0	0	0	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 5,194

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	0	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 05/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS