

LOT 42B EX E2.5 FT
IN OR 1836/1908
NATURES WALK PB 5/202

BENAC DAVID V & KRISTINE A FAMILY TRUST/BENAC DAVI
25562 MAINSAIL WAY
DANA POINT, CA 92629

2023

00-00-31-147L-042B-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	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 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
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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	823	100	823	74,074
FGR	399	55	219	19,711
FOP	34	30	10	900
FOP	56	30	17	1,530
FUS	864	100	864	77,764
TOTALS	2,176		1,933	173,980

EXTRA FEATURES	
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L N	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	0810	CONCRETE A	0	0	0	0		683.00	SF 6.50	100	1990	1990	3	62	2,752	
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1990	1990	3	70	2,450	
3	0855	CONC PAVER	0	0	0	0		384.00	SF 7.00	100	2000	2000	3	80	2,150	

LAND DESCRIPTION			TOTAL OB/XF 7,352													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	05/14/2018	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	1,933	112.0924	106.49	205,845	1990	1990	0	0	0 15.48	84.52
1 TOWNHOUSE - 0% - 0 Heated Area: 1687 HX Base Yr											

2015 W NATURES LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				173,980			
TOTAL MARKET OB/XF VALUE				7,352			
TOTAL LAND VALUE - MARKET				105,000			
TOTAL MARKET VALUE				286,332			
SOH/AGL Deduction				0			
ASSESSED VALUE				286,332			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				286,332			
TOTAL JUST VALUE				286,332			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				310,785			