

925 DUPLEX LLC
2138 NATURES GATE COURT N
FERNANDINA BEACH, FL 32034

00-00-31-1430-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD																														
Exterior Wall	05	AVERAGE 50										2700 01 2,070 107.3100 134.14 277,670 1985 1995 0 0 0 13.88 86.12										VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 50										1 DUPLEX - 0% - 2024 Heated Area: 2040 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Structure	03	GABLE/HIP 100																				BUILDING MARKET VALUE 239,129									
Roof Cover	03	COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 5,536									
Interior Wall	05	DRYWALL 100																				TOTAL LAND VALUE - MARKET 125,000									
Interior Floo	14	CARPET 80																				TOTAL MARKET VALUE 369,665									
Interior Floo	08	SHT VINYL 20																				SOH/AGL Deduction 0									
Air Condition	03	CENTRAL 100																				ASSESSED VALUE 369,665									
Heating Type	04	AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms	4	100																				BASE TAXABLE VALUE 369,665									
Bathrooms	3	100																				TOTAL JUST VALUE 369,665									
Frame	02	WOOD FRAME 100																				NCON VALUE 0									
Stories	2.	100																				INCOME VALUE									
Units	0	100																				PREVIOUS YEAR MKT VALUE 335,279									
BUD8 Adjustme	02	DIST FB 100																													
Occupancy	00	NONE 100																													
Quality		03 Quality Level 03																													
DOR CODE		0800 MULTI-FAMILY																													
MAP NUM		MKT AREA 01																													
NEIGHBORHOOD/LOC		1026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
APT	510	100	510	58,916																											
APT	510	100	510	58,916																											
FOP	24	30	7	809																											
FOP	15	30	4	462																											
HXB	510	100	510	58,916																											
HXB	510	100	510	58,916																											
HXO	87	5	4	462																											
HXP	24	30	7	809																											
HXP	15	30	4	462																											
PTO	87	5	4	462																											
TOTALS	2,292		2,070	239,129																											
EXTRA FEATURES										925 S 18TH ST A&B, FERNANDINA BEACH										BLD DATE LGL DATE 03/19/2024 MLU											
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	41	40		1,640.00	SF	5.20		5.20	100	1985	1985	3	47	4,008													
2	0940	SHEDS/PORT	0	0	12	8		96.00	SF	30.00		30.00	100	1985	1985	3	20	576													
3	0810	CONCRETE A	0	0	48	3		144.00	SF	6.50		6.50	100	1985	1985	3	47	440													
4	1243	WD DECK F	0	0	16	8		128.00	SF	4.00		4.00	100	2011	2011	3	50	256													
5	1243	WD DECK F	0	0	16	8		128.00	SF	4.00		4.00	100	2011	2011	3	50	256													
LAND DESCRIPTION										TOTAL OB/XF 5,536																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000800	C	MULTI-FAM		0	0006	R-1	70.00	100.00	1.00	UT		1.00	1.00	1.00	125,000.00	125,000.00	125,000													
REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS																															