

LOTS 2 & 3 &  
S'LY .1 FT OF LOT 1  
IN OR 959/1568 & OR 1743/675

WARNER ROBERT S JR & KATHLEEN  
2116 NATURES GATE SOUTH  
FERNANDINA BEACH, FL 32034

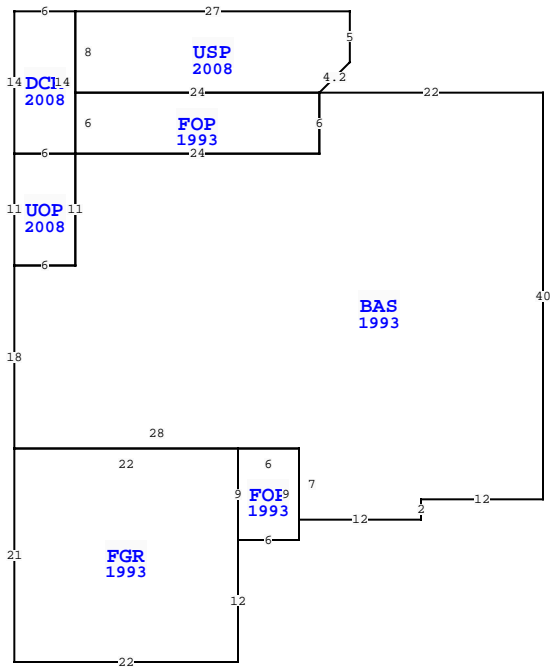
2024

00-00-31-147G-0002-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUDS Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1030.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,718	100	226,220
DCK	84	10	1,053
FGR	462	55	33,446
FOP	54	30	2,107
FOP	144	30	5,662
UOP	66	20	1,712
USP	212	30	8,427
TOTALS	2,740		278,627

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,116	122.2452	152.81	323,346	1988	1995	0	0	13.83	86.17
1 SNGL FAM - 100% - 2001 Heated Area: 1718 HX Base Yr 2001											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			278,627
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			447,227
SOH/AGL Deduction			229,135
ASSESSED VALUE			218,092
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			168,092
TOTAL JUST VALUE			447,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122365	6 WINDOWS REPLACE	3,077	11/27/2012
20090060	REPIPE EXST.FIXTU	2,375	01/16/2009
20062251	SCREEN ENCLOSURE	6,375	09/29/2006
20060050	GARAGE DOOR REPLA	1,614	01/11/2006
20052145	H/AC	4,000	07/06/2005
20010133	3 TIER DECK	0	01/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/1568	11/28/2000	WD	U	I	07	100
GRANTOR: SHARPE PATRICK J & AS						
GRANTEE: WARNER ROBERT S JR						
0957/0957	11/08/2000	WD	Q	I		163,000
GRANTOR: SHARPE PATRICK J & AS						
GRANTEE: WARNER ROBERT S JR						

EXTRA FEATURES																
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	0811	CONCRETE B	0 100	46	16	736.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,086	
2	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	1988	1988	3	54.5	234	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
TOTALS															3,600	

LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							
2	000100	C	SFR	100		R-1	0.00	0.00	1.00	UT		1.00	1.00	0.10	150,000.00	15,000.00	15,000							