

LOT 11
IN OR 876/636
NATURES GATE PB 5/200

SWARTWOOD DOROTHY
2152 NATURES GATE CT S
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																	
Exterior Wall	05	AVERAGE 70	0900	01	1,954	119.4424	149.30	291,732	1990	1990	0	0	0 15.80	84.20	VALUATION SUMMARY																	
Exterior Wall	12	CEDAR 30	1 SNGL FAM - 100% - 2000													Heated Area: 1612																
Roof Structure	08	IRREGULAR 100														HX Base Yr 2000																
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	4	100																														
Bathrooms	2	100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units	0	100																														
Occupancy	00	NONE 100																														
Quality																		05	Quality Level 05													
DOR CODE																		0100	SINGLE FAMILY													
MAP NUM																		MKT AREA														
NEIGHBORHOOD/LOC																		1030.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,612	100	1,612	202,646																												
FGR	495	55	272	34,194																												
FOP	28	30	8	1,005																												
FSP	78	40	31	3,897																												
FSP	78	40	31	3,897																												
TOTALS																		2,291	1,954	245,638												
EXTRA FEATURES																		2152 S NATURES GATE CT, FERNANDINA BEACH														
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																
2	0811	CONCRETE B	0	100	0	0	954.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,952																
3	0820	WOOD WALK	0	100	27	3	81.00	SF	11.75	11.75	100	1991	1991	3	40	381																
4	1242	WD DECK A	0	100	0	0	1,104.00	SF	10.00	10.00	100	2005	2005	3	24	2,650																
LAND DESCRIPTION																		TOTAL OB/XF 8,363														
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															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																																