LOT 12 IN OR 810/343
NATURES GATE PB5/200

FARNSWORTH ARLINE W
2156 NATURES GATE COURT SOUTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0012-0000

BUILDING CHARACTERISTICS

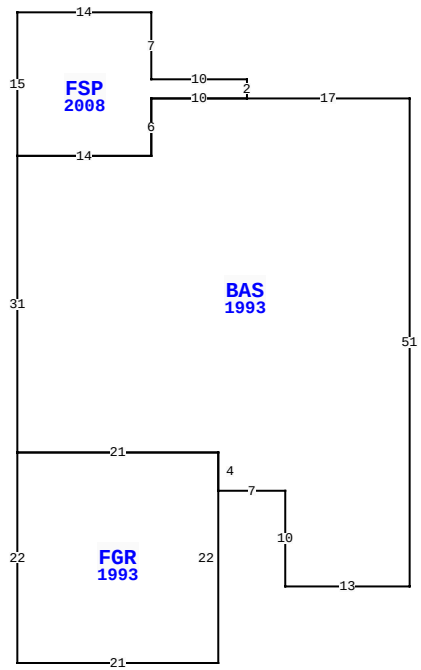
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	1,643	203,886
FGR	462	55	254	31,520
FSP	230	40	92	11,416
TOTALS	2,335		1,989	246,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,989	118.3644	147.96	294,292	1989	1989	0	0	0	16.13	83.87

1 SNGL FAM – 100% - 1998 Heated Area: 1643 HX Base Yr 1998



2156 S NATURES GATE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
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		246,823
TOTAL MARKET OB/XF VALUE		6,326
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		403,149
SOH/AGL Deduction		235,573
ASSESSED VALUE		167,576
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,576
TOTAL JUST VALUE		403,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080685	REPAIR/RRF	11,000	04/25/2008
5562	NEW CONSTR	75,180	08/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0810/0343	10/20/1997	WD	Q	I		126,000
GRANTOR: CATES KARL M & CHERYL						
GRANTEE: FARNSWORTH JOHN P &						
0788/0475	3/25/1997	WD	Q	I		122,500
GRANTOR: MEADOWS EDWARD B & JA						
GRANTEE: CATES KARL M & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=2008] N2 W10 N7 W14 S15 E14 N6 E10$ W10 S6 W14 S31 FGR=[YR=1993] S22 E21 N22 W21$ E21 S4 E7 S10 E13 N51$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	100	1989	1989	3	57	2,309	
3	0825	BRICK	0	100	7	4	28.00	SF	12.50	12.50	100	1989	1989	3	85	298	
4	1243	WD DECK F	0	100	0	0	278.00	SF	8.00	8.00	100	1990	1990	3	20	445	
5	0820	WOOD WALK	0	100	0	0	205.00	SF	11.75	11.75	100	1990	1990	3	40	964	

LAND DESCRIPTION

TOTAL OB/XF 6,326

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	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