



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1,795	100	1,795	228,857
FGR	453	55	249	31,747
FOP	66	30	20	2,550
FSP	137	40	55	7,013
TOTALS	2,451		2,119	270,166

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	850.00	SF	5.20	5.20	
3	1241	WD DECK G	0	0	12	16	192.00	UT	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,119	118.3644	147.96	313,527	1989	1995	0	0	13.83	86.17
1 SNGL FAM - 0% - 0 Heated Area: 1795 HX Base Yr											
2160 S NATURES GATE CT, FERNANDINA BEACH, FL 32034											
BLD DATE: 03/19/2024 LGL DATE: 03/19/2024 XF DATE: AG DATE: MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		270,166	
TOTAL MARKET OB/XF VALUE		4,347	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		424,513	
SOH/AGL Deduction		41,436	
ASSESSED VALUE		383,077	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		383,077	
TOTAL JUST VALUE		424,513	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090232	REPAIR/RRF	8,000	02/20/2009
9600	REPAIR/RRF	550	02/14/1996
9542	REMODEL	1,845	01/16/1996
5470	NEW CONSTR	75,985	07/13/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2334/0586	1/22/2020	WD Q	I		02
GRANTOR: DEELY EDWARD J & BARB					
GRANTEE: STUBBS JULIAN B					
0751/1909	2/20/1996	WD Q	I		
GRANTOR: CONRAD WILLIAM F & PE					
GRANTEE: DEELY EDWARD J & BA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FSP=[YR=1993] W17 D2 L2 R3 D3 S3 E16 N8 \$ S8 W16 N3 L3 U3 W10 S30 E2 FGR=[YR=1993] S25 E21 N7 FOP=[YR=1993] E12 N3 W6 N5 W6 S8 \$ N10 W9 N8 W12 \$ E12 S8 E9 S2 E6 S5 E19 N47 \$.											