



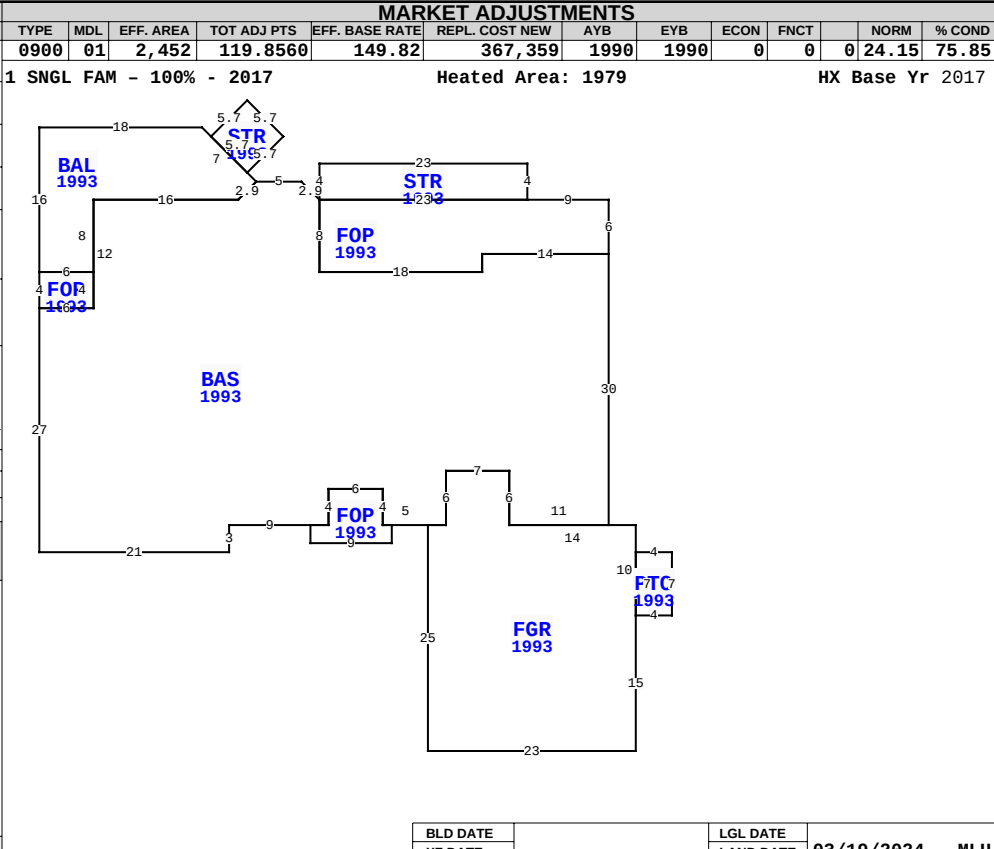
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAL	220	15	33	3,750
BAS	1,979	100	1,979	224,891
FGR	617	55	339	38,523
FOP	24	30	7	796
FOP	42	30	13	1,478
FOP	228	30	68	7,728
PTO	28	5	1	114
STR	32	10	3	341
STR	92	10	9	1,022
TOTALS	3,262		2,452	278,642

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
2	0810	CONCRETE A	0 100	0	0	1,215.00	SF	6.83	6.83	100	1990
3	0861	POOL GUNIT	0 100	0	0	564.00	SF	85.00	85.00	100	2000
4	0845	KOOL DECK	0 100	0	0	744.00	SF	7.25	7.25	100	2000
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000
7	0911	SCRN RM A	0 100	33	44	1,452.00	SF	17.50	17.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT	



2169 S NATURES GATE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
29,242											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		278,642	
TOTAL MARKET OB/XF VALUE		29,242	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		487,884	
SOH/AGL Deduction		192,922	
ASSESSED VALUE		294,962	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		239,962	
TOTAL JUST VALUE		487,884	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		435,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120365	GAS	500	03/05/2012
20090660	H/AC	2,200	05/29/2009
002858	ELEC OTHER	0	10/09/1990
006152	SWIM POOL	0	08/30/1990
5748B	NEW CONSTR	87,360	01/10/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2709/596	5/01/2024	LE U	I	11	
GRANTOR: EVANS CHRISTOPHER E &					
GRANTEE: EVANS FAMILY TRUST					
1762/1640	10/17/2011	WD U	I	12	285,000
GRANTOR: SUTTON TRACY W					
GRANTEE: EVANS CHRISTOPHER W					

BUILDING NOTES											
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BUILDING DIMENSIONS

FOP=[YR=1993] W9 STR=[YR=1993] N4W23S4 BAS=[YR=1993] U2 L2

W5 BAL=[YR=1993] U1 L1 STR=[YR=1993] U4 R4 U4 L4 D4 L4

D4 R4 \$ U5 L5 W18 S16 FOP=[YR=1993] S4 E6N4W6\$ E6N8E16 U2 R2

\$ D2 L2 W16S12W6S27 E21 N3 E9 FOP=[YR=1993] S2

E9N2W1N4W6S4 W2\$ E2N4E6S4E5 FGR=[YR=1993] S25 E23N15

PTO=[YR=1993] E4 N7W4S7\$N10 W14 N6 W7 S6 W2 \$ E2 N6 E7S6 E11

N30 W14 S2 W18 N8 \$E23\$ W23S8E18 N2 E14 N6\$.