LOT 30
IN OR 1967/1321
NATURES GATE PB5/200

**SEAMAN DAVID T & LYNDA**
2111 NATURES LANE EAST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-147G-0030-0000**

## BUILDING CHARACTERISTICS

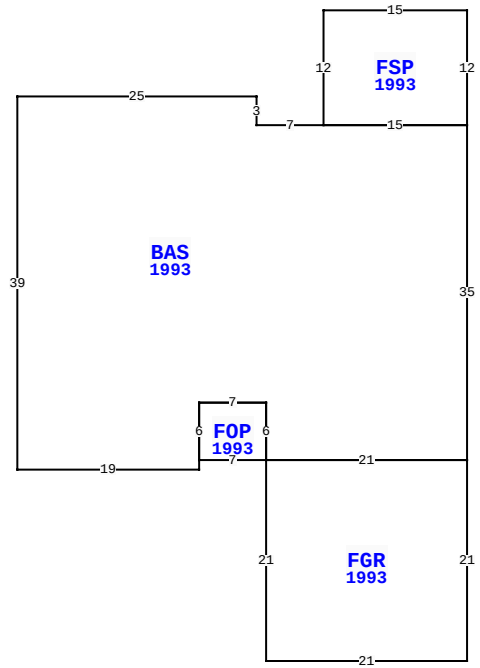
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,697 | 100 | 1,697 | 213,048 |
| FGR | 441 | 55 | 243 | 30,507 |
| FOP | 42 | 30 | 13 | 1,632 |
| FSP | 180 | 40 | 72 | 9,039 |
| TOTALS | 2,360 | | 2,025 | 254,227 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,025 | 118.3644 | 147.96 | 299,619 | 1992 | 1992 | 0 | 0 | 0 | 15.15 | 84.85 |

1 SNGL FAM – 100% - 2016 Heated Area: 1697 HX Base Yr 2016




2111 E NATURES LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/19/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 254,227 |
| TOTAL MARKET OB/XF VALUE | | 4,344 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 408,571 |
| SOH/AGL Deduction | | 225,552 |
| ASSESSED VALUE | | 183,019 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 133,019 |
| TOTAL JUST VALUE | | 408,571 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 361,894 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20131089 | ROOF | 9,000 | 05/15/2013 |
| 20090545 | H/AC | 4,600 | 05/04/2009 |
| 6993 | NEW CONSTR | 67,470 | 04/13/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1967/1321 | 3/11/2015 | WD | Q | I | 01 | 234,000 |
| GRANTOR: MALEY KATHLEEN R | | | | | | |
| GRANTEE: SEAMAN DAVID T & LY | | | | | | |
| 1937/1353 | 7/15/2014 | QC | U | I | 11 | 100 |
| GRANTOR: DEMPSEY MARY MARGARET | | | | | | |
| GRANTEE: MALEY KATHLEEN R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W15 S12 BAS=[YR=1993] W7 N3 W25 S39 E19 N1
FOP=[YR=1993] E7 FGR=[YR=1993] S21 E21 N21 W21 $ N6 W7 S6 $
N6 E7 S6 E21 N35 W15 $ E15 N12 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 548.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 64 | 1,824 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 72 | 2,520 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,344

| 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