LOT 31 MILITARY
IN OR 637 PG 185
NATURES GATE PB 5/200

BARBER MARK H & JOSEPHINA D
2109 NATURES LANE EAST
FERNANDINA BEACH, FL 32034-2996

2024

00-00-31-147G-0031-0000

BUILDING CHARACTERISTICS

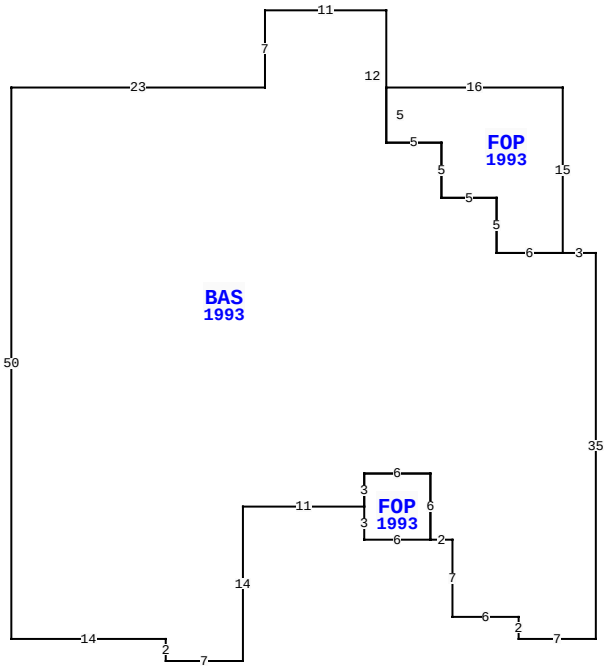
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,279	100	2,279	286,168
FOP	36	30	11	1,381
FOP	165	30	50	6,278
TOTALS	2,480		2,340	293,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,340	120.3048	150.38	351,889	1990	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1992 Heated Area: 2279 HX Base Yr 1992



2109 E NATURES LN, 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		293,827
TOTAL MARKET OB/XF VALUE		10,908
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		454,735
SOH/AGL Deduction		262,727
ASSESSED VALUE		192,008
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,008
TOTAL JUST VALUE		454,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5720	NEW CONSTR	87,570	12/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0637/0185	9/23/1991	WD	Q	I		149,900

GRANTOR: TREVETT HOMES INC
GRANTEE: BARBER MARK & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FOP=[YR=1993] N15 W16 S5 E5 S5 E5 S5 E6 $ W6 N5 W5 N5 W5 N12 W11 S7 W23 S50 E14 S2 E7 N14E11 FOP=[YR=1993] S3 E6 N6 W6 S3 $ N3 E6 S6 E2 S7 E6 S2 E7 N35 $.

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	0858	SCULP CONC	0	100	0	0	322.00	SF	13.00	13.00	100	1990	1990	3	86	3,600	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
3	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	100	1991	1991	3	62	1,960	
4	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00	30.00	100	1991	1991	3	20	432	
5	0855	CONC PAVER	0	100	0	0	253.00	SF	10.00	10.00	100	2005	2005	3	86	2,176	
6	0940	SHEDS/PORT	0	100	10	5	50.00	SF	30.00	30.00	100	2005	2005	3	24	360	

LAND DESCRIPTION

TOTAL OB/XF 10,908

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