LOT 32
IN OR 2027/1125
NATURES GATE PB 5/200

LANIUS MATTHEW R
2138 NATURES GATE COURT NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0032-0000

BUILDING CHARACTERISTICS

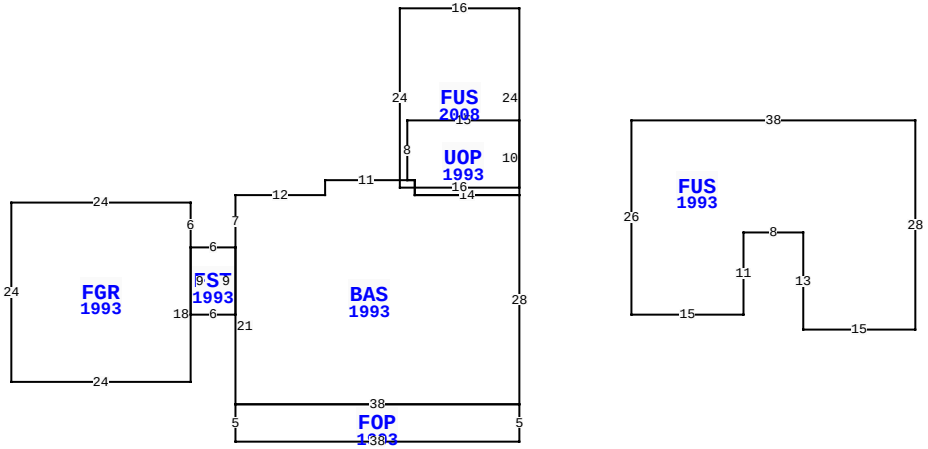
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,088	100	1,088	140,306
FGR	576	55	317	40,879
FOP	190	30	57	7,350
FST	54	55	30	3,869
FUS	930	100	930	119,930
FUS	384	100	384	49,520
UOP	148	20	30	3,869
TOTALS	3,370		2,836	365,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,836	119.9616	149.95	425,258	1989	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2010 Heated Area: 2402 HX Base Yr 2010



2138 N NATURES GATE CT, FERNANDINA BEACH

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

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0810	CONCRETE A	0	100	0	0	1,254.00	SF	6.50	6.50	100	1989	1989	3	57	4,646	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,722
TOTAL MARKET OB/XF VALUE		5,966
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		521,688
SOH/AGL Deduction		261,323
ASSESSED VALUE		260,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,365
TOTAL JUST VALUE		521,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100455	REPAIR/RRF	3,000	03/17/2010
20090814	REPAIR/RRF	11,833	06/24/2009
5262	NEW CONSTR	97,613	03/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1125	2/08/2016	QC	U	I	11	100
GRANTOR: RAY MIRANDA I & MATTH						
GRANTEE: LANIUS MATTHEW R						
1844/0779	3/11/2013	FJ	U	I	11	100
GRANTOR: LANIUS MIRANDA R NKA						
GRANTEE: LANIUS MATTHEW R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W15 S8 BAS=[YR=1993] W11 S2 W12 S7 FST=[YR=1993] W6 FGR=[YR=1993] N6 W24 S24 E24 N18 $ S9 E6 N9 $ S21 FOP=[YR=1993] S5 E38 N5 W38 $ E38 N28 W14 N2 W1 $ E1 S2 E14 N10 $ PTR= E15 FUS=[YR=1993] E38 S28 W15 N13 W8 S11 W15 N26 $ W15 $ PTR= N15 FUS=[YR=2008] W16 S24 E16 N24$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 5,966

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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