LOT 33
NATURES GATE PB 5/200

CHAPMAN ELIZABETH L REV TRUST/CHAPMAN ELIZABETH L
2142 NATURES GATE CT N
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0033-0000

BUILDING CHARACTERISTICS

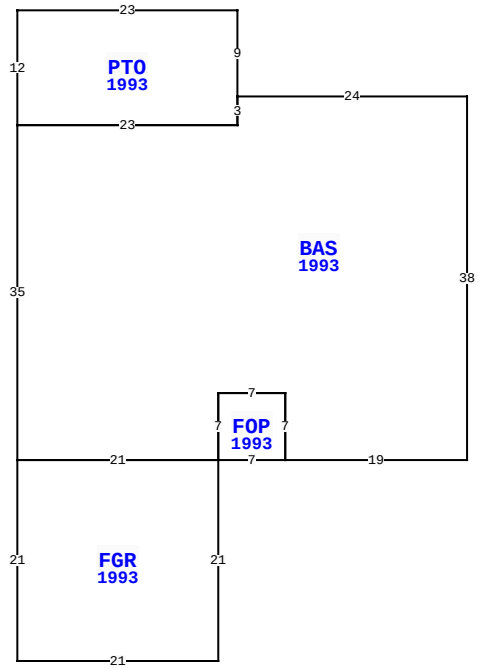
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,668	100	1,668	208,593
FGR	441	55	243	30,388
FOP	49	30	15	1,875
PTO	276	5	14	1,750
TOTALS	2,434		1,940	242,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,940	118.3644	147.96	287,042	1991	1991	0	0	0	15.48	84.52

1 SNGL FAM – 100% - 2018 Heated Area: 1668 HX Base Yr 2018



2142 N NATURES GATE CT, 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		242,608
TOTAL MARKET OB/XF VALUE		5,123
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		397,731
SOH/AGL Deduction		209,456
ASSESSED VALUE		188,275
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		133,275
TOTAL JUST VALUE		397,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1537	1/19/2022	WD	U	I	11	100
GRANTOR: CHAPMAN ELIZABETH L						
GRANTEE: CHAPMAN ELIZABETH L						
2165/0407	12/15/2017	WD	Q	I	02	268,000
GRANTOR: TURNER REGINALD D SR						
GRANTEE: CHAPMAN ELIZABETH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] N9 W23 S12 E23 N3 $ S3 W23 S35 FGR=[YR=1993] S21 E21 N21 FOP=[YR=1993] E7 N7 W7 S7 $ W21 $ E21 N7 E7 S7 E19 N38 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	829.00	SF	5.20	5.20	100	1991	1991	3	62	2,673	

LAND DESCRIPTION

TOTAL OB/XF 5,123

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