



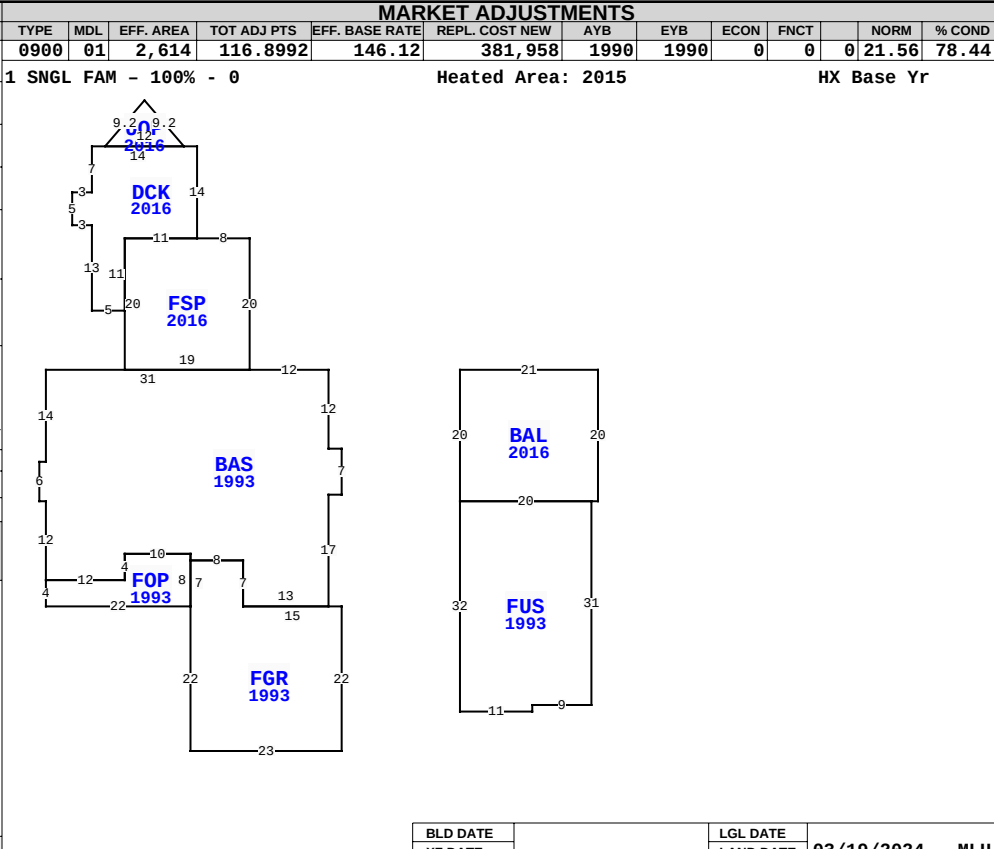
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	420	15	63	7,221
BAS	1,384	100	1,384	158,629
DCK	294	10	29	3,324
FGR	562	55	309	35,416
FOP	128	30	38	4,356
FSP	380	40	152	17,422
FUS	631	100	631	72,323
UOP	42	20	8	917
TOTALS	3,841		2,614	299,608

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0811	CONCRETE B	0	100	0	0	900.00	SF 5.20	5.20
3	0855	CONC PAVER	0	100	0	0	999.00	SF 10.00	10.00
4	0855	CONC PAVER	0	100	0	0	224.00	SF 10.00	10.00

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



2166 N NATURES GATE CT, FERNANDINA BEACH, FL 32034	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				299,608	
TOTAL MARKET OB/XF VALUE				15,682	
TOTAL LAND VALUE - MARKET				157,500	
TOTAL MARKET VALUE				472,790	
SOH/AGL Deduction				250,706	
ASSESSED VALUE				222,084	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				172,084	
TOTAL JUST VALUE				472,790	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				423,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0650	BATH ADD	65,000	01/16/2024
20152588	FOP	80,000	11/14/2015
20040756	H/AC	4,000	04/20/2004
5619	NEW CONSTR	85,085	10/13/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0588/0826	1/22/1990	WD	Q	I	
GRANTOR: TREVETT HOMES INC					SALE PRICE
GRANTEE: CARR JOHN M JR					139,500

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W12 FSP=[YR=2016] N20 W8 DCK=[YR=2016] N14 W2 UOP=[YR=2016] U7 L6 L6 D7 E12\$ W14 S7 W3 S5 E3 S13 E5 N11 E11\$ W11 S20 E19\$ W31 S14 W1 S6 E1 S12 FOP=[YR=1993] S4 E22 FGR=[YR=1993] S22 E23N22 W15 N7 W8 S7 \$ N8 W10 S4 W12 \$ E12 N4 E10 S1 E8 S7 E13 N17 E2 N7 W2 N12 \$ PTR= E20 BAL=[YR=2016] E21 S20 W1 FUS=[YR=1993] S31 W9 S1 W11 N32 E20\$ W20 N20\$ W20\$.					