



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	05	AVERAGE 40
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	2.5	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
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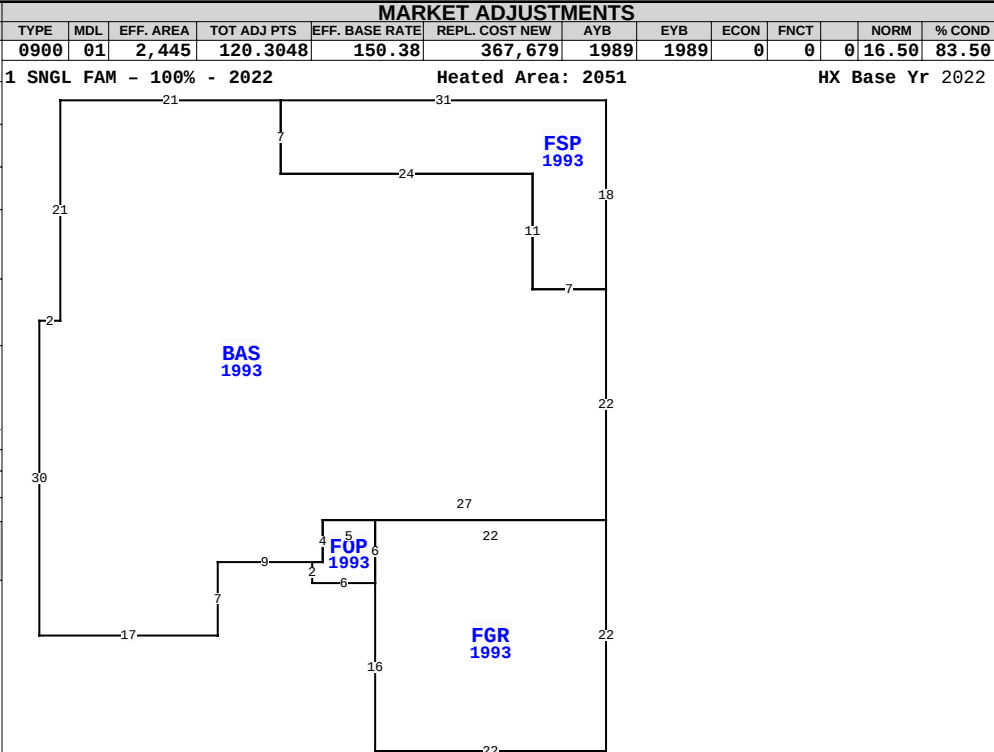
NEIGHBORHOOD/LOC	1030.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	2,051	257,538
FGR	484	55	266	33,401
FOP	32	30	10	1,256
FSP	294	40	118	14,817

TOTALS	2,861		2,445	307,012
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	781.00	SF	6.50	6.50	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50	
4	1241	WD DECK G	0	100	0	0	84.00	UT	11.50	11.50	
5	1241	WD DECK G	0	100	4	11	44.00	UT	11.50	11.50	

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



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

TOTAL OB/XF											
2165 N NATURES GATE CT, FERNANDINA BEACH											5,597

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		307,012	
TOTAL MARKET OB/XF VALUE		5,597	
TOTAL LAND VALUE - MARKET		157,500	
TOTAL MARKET VALUE		470,109	
SOH/AGL Deduction		52,513	
ASSESSED VALUE		417,596	
TOTAL EXEMPTION VALUE		VX HX HB	
BASE TAXABLE VALUE		362,596	
TOTAL JUST VALUE		470,109	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5537	NEW CONSTR	89,775	08/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2425/0472	1/13/2021	WD Q	Q	I	01
GRANTOR: PORTER WILLIAM L REV					SALE PRICE
GRANTEE: TRULL DONALD & BETH					469,900
GRANTOR: PORTER WILLIAM L & MA					
GRANTEE: PORTER WILLIAM L RE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W31 BAS=[YR=1993] W21 S21 W2 S30 E17 N7 E9											
FOP=[YR=1993] S2 E6 FGR=[YR=1993] S16 E22 N22 W22 S6 \$ N6 W5											
S4 W1 \$ E1 N4 E27 N22 W7 N11 W24 N7 \$ S7 E24 S11 E7 N18 \$.											