

LOMBARDO JACQUELINE TRUST/LOMBARDO JACQUELINE TRUS
2141 NATURES GATE N
FERNANDINA BEACH, FL 32034

00-00-31-147G-0045-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

12CEDAR 30

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

11CLAY TILE 20

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

00NONE 100

05Quality Level 05

0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1030.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,6471001,647209,218

FGR5115528135,695

FOP11730354,446

FOP4030121,525

FSP2904011614,735

TOTALS2,6052,091265,619

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198919893662,310

20812CONCRETE C0100001,228.00SF4.004.00100198919893572,800

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR100RR-10.000.001.00UT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,091121.1672151.46316,703198919890016.1383.87

1 SNGL FAM - 100% - 2016Heated Area: 1647HX Base Yr 2016

BLD DATEXF DATEINCL DATELGL DATEAG DATE

03/19/2024MLU

TOTAL OB/XF5,110

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE265,619

TOTAL MARKET OB/XF VALUE5,110

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE420,729

SOH/AGL Deduction181,942

ASSESSED VALUE238,787

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE188,787

TOTAL JUST VALUE420,729

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE373,639

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

2117/03385/01/2017WDUUI11100

GRANTOR: LOMBARDO JACQUELINE

GRANTEE: LOMBARDO JACQUELINE

1942/152710/17/2014WDQI02180,000

GRANTOR: BEIGBEDER MICHELLE K

GRANTEE: LOMBARDO JACQUELINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1995] N10 W29 FOP=[YR=1995] W4 S10 E4 N10 \$ S10 E29 \$ W33 S29 FGR=[YR=1993] S29 E7 S2 E7 N2 E7 N21 FOP=[YR=1993] E19 N3 W1 N2 W7 U3 L3 N3 W5 S8 L3 D3 \$ W14 N8 W7 \$ E7 S8 E14 U3 R3 N8 E5 S3 D3 R3 E7 S2 E11 N34 \$.