LOT 46
IN OR 2052/282
NATURES GATE PB 5/200

JOHNS ALLISON
2137 NATURES GATE CT N
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0046-0000

BUILDING CHARACTERISTICS

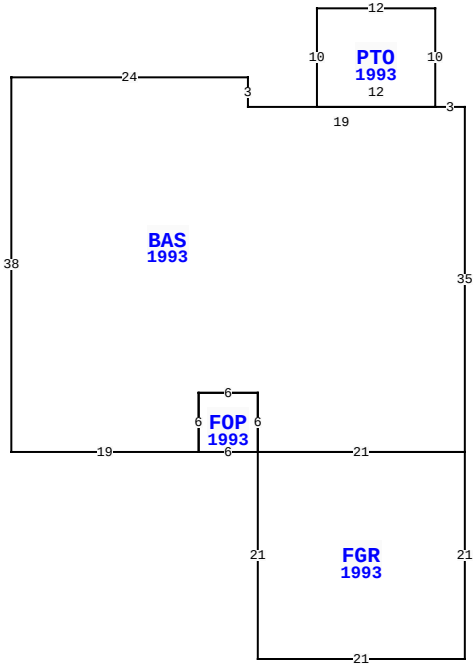
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,646	100	1,646	205,062
FGR	441	55	243	30,273
FOP	36	30	11	1,371
PTO	120	5	6	748
TOTALS	2,243		1,906	237,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,906	118.3644	147.96	282,012	1990	1990	0	0	0	15.80	84.20

1 SNGL FAM – 100% - 2017 Heated Area: 1646 HX Base Yr 2017



2137 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		237,454
TOTAL MARKET OB/XF VALUE		4,549
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		392,003
SOH/AGL Deduction		189,716
ASSESSED VALUE		202,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,287
TOTAL JUST VALUE		392,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/0282	6/01/2016	WD	Q	I	01	230,000
GRANTOR: CODY JOHN STEPHEN ET						
GRANTEE: JOHNS ALLISON						
2041/1296	4/19/2016	FJ	U	I	11	0
GRANTOR: CODY MARJORIE E EST						
GRANTEE: CODY JOHN STEPHEN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=1993] N10 W12 S10 E12 $ W19 N3 W24 S38 E19 FOP=[YR=1993] E6 FGR=[YR=1993] S21 E21 N21 W21 $ N6 W6 S6 $ N6 E6 S6 E21 N35 $.

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	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,169	

LAND DESCRIPTION

TOTAL OB/XF 4,549

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