



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 70		
Interior Floo	11	CLAY TILE 30		
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		
BUD8 Adjustme	02	DIST FB 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	1,947	100	1,947	268,473
FGR	484	55	266	36,679
FOP	35	30	10	1,379
TOTALS	2,466		2,223	306,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,223	124.2934	155.37	345,388	1988	2008	0	0	0 11.25	88.75
1 SNGL FAM - 100% - 2020 Heated Area: 1947 HX Base Yr 2020											
2133 N NATURES GATE CT, FERNANDINA BEACH											
BLD DATE: 03/19/2024 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				306,532		
TOTAL MARKET OB/XF VALUE				7,158		
TOTAL LAND VALUE - MARKET				150,000		
TOTAL MARKET VALUE				463,690		
SOH/AGL Deduction				250,130		
ASSESSED VALUE				213,560		
TOTAL EXEMPTION VALUE				HX HB DX		55,000
BASE TAXABLE VALUE				158,560		
TOTAL JUST VALUE				463,690		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				416,084		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,180.00	SF	4.00	4.00	100	1988
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1988
3	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	1988
TOTAL OB/XF 7,158											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	UT	1.00
TOTAL ADJ 1.00 UNIT PRICE 150,000.00 ADJ UNIT PRICE 150,000.00 LAND VALUE 150,000											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											