LOT 48
NATURES GATE PB 5/200

MICHAELS JAMES & ANDREA
2151 SW 98TH TER
DAVIE, FL 33324

2024

00-00-31-147G-0048-0000

BUILDING CHARACTERISTICS

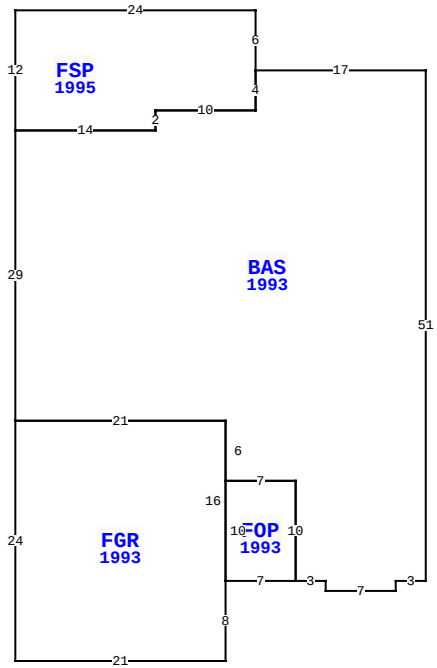
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,568	100	1,568	204,834
FGR	504	55	277	36,186
FOP	70	30	21	2,744
FSP	268	40	107	13,978
TOTALS	2,410		1,973	257,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	123.6466	154.56	304,947	1991	1991	0	0	0	15.48	84.52

1 SNGL FAM – 0% - 0 Heated Area: 1568 HX Base Yr



2129 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	257,741
TOTAL MARKET OB/XF VALUE	4,997
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	412,738
SOH/AGL Deduction	10,186
ASSESSED VALUE	402,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,552
TOTAL JUST VALUE	412,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120299	REPAIR/RRF	5,000	02/24/2012
20061830	REMODEL	200	08/02/2006
20061267	REMODEL	4,000	06/06/2006
20061137	ELEC OTHER	600	05/24/2006
B9099	ADDITION	1,500	05/26/1995
6427	NEW CONSTR	86,000	03/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2467/1789	6/02/2021	WD	Q	I	02	499,000
GRANTOR: WEBB CARLA R						
GRANTEE: MICHAELS JAMES & AN						
2438/0481	2/26/2021	WD	Q	I	01	469,000
GRANTOR: CAYLESS JUSTIN R & BR						
GRANTEE: WEBB CARLA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1995] N6 W24 S12 E14 N2 E10 N4 $ S4 W10 S2 W14 S29 FGR=[YR=1993] S24 E21 N8 FOP=[YR=1993] E7 N10 W7 S10 $ N16 W21 $ E21 S6 E7 S10 E3 S1 E7 N1 E3 N51 $.

EXTRA FEATURES

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	1991	1991	3	62	2,547	

LAND DESCRIPTION

TOTAL OB/XF 4,997

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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