

LOT 50
IN OR 716/1246
NATURES GATE PB 5/200

WOODLIEF DONALD R & KIMBERLY M
2121 NATURES GATE CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,456	100	1,456	182,607
FGR	524	55	288	36,120
FOP	172	30	52	6,522
FUS	449	100	449	56,312

TOTALS	2,601		2,245	281,561
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	12	10			120.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	0	0			1,180.00	SF	4.00

2121 N NATURES GATE CT, FERNANDINA BEACH	BLD DATE		LGL DATE	03/19/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

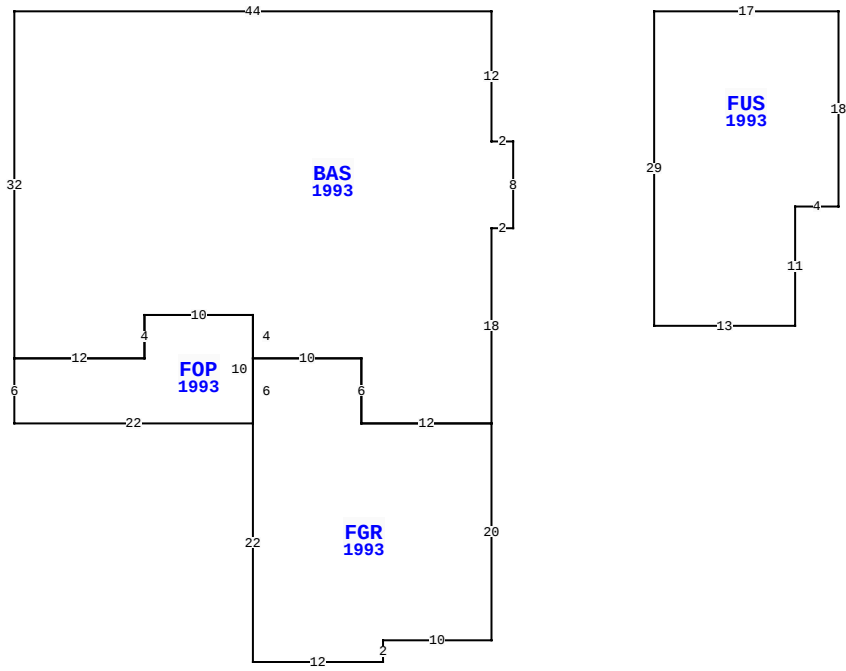
ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1988	1988	3	54.5	425	
3,500.00	100	1988	1988	3	64	2,240	
4.00	100	1988	1988	3	54.5	2,572	

LAND DESCRIPTION										TOTAL OB/XF								5,237	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
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			

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,245	120.0892	150.11	336,997	1988	1988	0	0	0	16.45	83.55

1 SNGL FAM - 100% - 0



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		281,561
TOTAL MARKET OB/XF VALUE		5,237
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		436,798
SOH/AGL Deduction		253,411
ASSESSED VALUE		183,387
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,387
TOTAL JUST VALUE		436,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061388	REPAIR/RRF	5,304	06/20/2006
20053137	REMODEL	2,000	12/09/2005
4933	NEW CONSTR	82,000	07/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0716/1246	10/21/1994	WD	Q	I		132,000	
GRANTOR: GARVIN JIMMIE O							
GRANTEE: WOODLIEF DONALD R &							
0587/0458	1/03/1990	WD	Q	I		121,000	
GRANTOR: ARMELLINO GARY S							
GRANTEE: GARVIN JIMMIE O							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W44 S32 FOP=[YR=1993] S6 E22 FGR=[YR=1993] S22 E12 N2 E10 N20 W12 N6 W10 S6\$ N10 W10 S4 W12\$ E12 N4 E10 S4 E10 S6 E12 N18 E2 N8 W2 N12\$ PTR=E15 FUS=[YR=1993] E17 S18 W4 S11 W13 N29 \$ W15\$.