

LOT 51
IN OR 694 PG 287
NATURES GATE PB 5/200

O'CONNOR BONNIE L
2117 NATURES GATE CT NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-31-147G-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	1,356	100	1,356	179,032
BAS	60	100	60	7,922
FEP	200	80	160	21,124
FGR	400	55	220	29,046
FOP	156	30	47	6,206
FUS	252	100	252	33,271
FUS	320	100	320	42,249
TOTALS	2,744		2,415	318,850

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	0	0	845.00	SF	6.50	6.50	100	1993
2	0845	KOOL DECK	0	100	0	0	702.00	SF	7.25	7.25	100	1994
3	0861	POOL GUNIT	0	100	21	16	336.00	SF	85.00	85.00	100	1994
4	0910	SCRN RM L	0	100	27	31	837.00	SF	15.00	15.00	100	2001
5	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1995
6	0851	PATIO STON	0	100	12	15	180.00	SF	1.50	1.50	100	2001
7	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	UT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,415	123.5388	154.42	372,924	1993	1993	0	0	0	14.50	85.50
1 SNGL FAM - 100% - 2013 Heated Area: 1988 HX Base Yr 2013												
2117 N NATURES GATE CT, FERNANDINA BEACH												
BLD DATE 03/19/2024 MLU												

TOTAL OB/XF												
16,365												

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		318,850		
TOTAL MARKET OB/XF VALUE		16,365		
TOTAL LAND VALUE - MARKET		150,000		
TOTAL MARKET VALUE		485,215		
SOH/AGL Deduction		238,499		
ASSESSED VALUE		246,716		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		196,716		
TOTAL JUST VALUE		485,215		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		436,263		