LOT 1A
NATURES WALK PB 5/202

GRATTO-COX GWEN
1002 NATURES WALK DR A
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-001A-0000

BUILDING CHARACTERISTICS

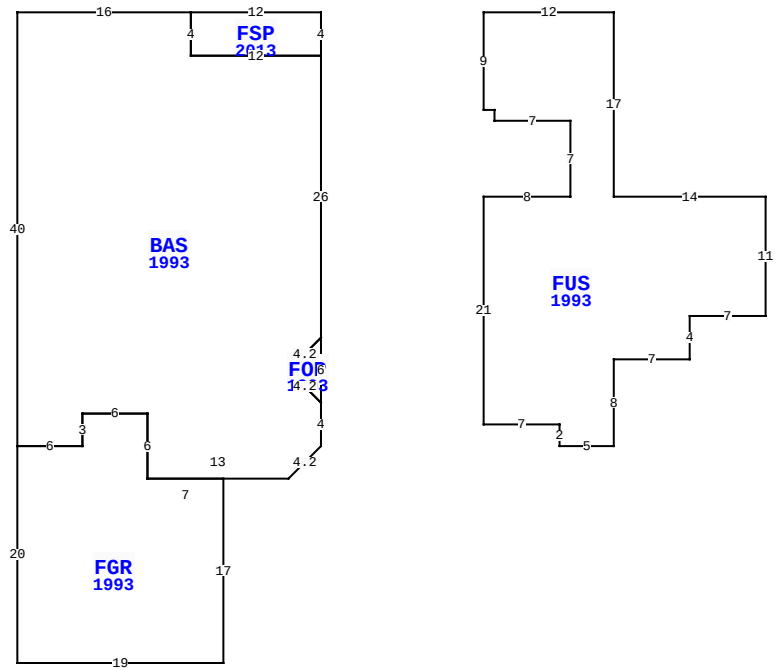
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	94,453
FGR	377	55	207	17,954
FOP	9	30	3	260
FSP	48	40	19	1,648
FUS	591	100	591	51,260
TOTALS	2,114		1,909	165,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,909	107.6040	102.22	195,138	1992	1992	0	0	0	15.15	84.85

1 TOWNHOUSE - 100% - 2021 Heated Area: 1680 HX Base Yr 2021



1002 NATURES WALK DR A, 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		165,575
TOTAL MARKET OB/XF VALUE		5,515
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		321,090
SOH/AGL Deduction		64,473
ASSESSED VALUE		256,617
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,617
TOTAL JUST VALUE		321,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122058	RE-ROOF	5,750	10/05/2012
20020290	IRRIGATION SYSTEM	0	02/20/2002
6758	NEW CONSTR	148,020	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/1820	12/21/2020	WD	Q	I	02	300,000
GRANTOR: BURNS BRADLEY A						
GRANTEE: GRATTO-COX GWEN						
2240/1590	11/30/2018	WD	Q	I	01	272,500
GRANTOR: HIERLING EDWARD III &						
GRANTEE: BURNS SHIRLEY G & B						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S20 E19 N17 W7 N6 W6 S3 W6 $ E6 N3 E6 S6 E13 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 R3 U3 N26 W12 N4$ S4 E12 N4$ PTR= E15 FUS=[YR=1993] E12 S17 E14 S11 W7 S4 W7 S8 W5 N2 W7 N21 E8 N7 W7 N1 W1 N9$ W15$.

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	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	1992	1992	3	64	2,995	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,515

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	0006	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