LOT 1B
IN OR 1974/1717
NATURES WALK PB 5/202

HENSLEE ELAINE & STEPHEN
1002 NATURES WALK DR UNIT B
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-001B-0000

BUILDING CHARACTERISTICS

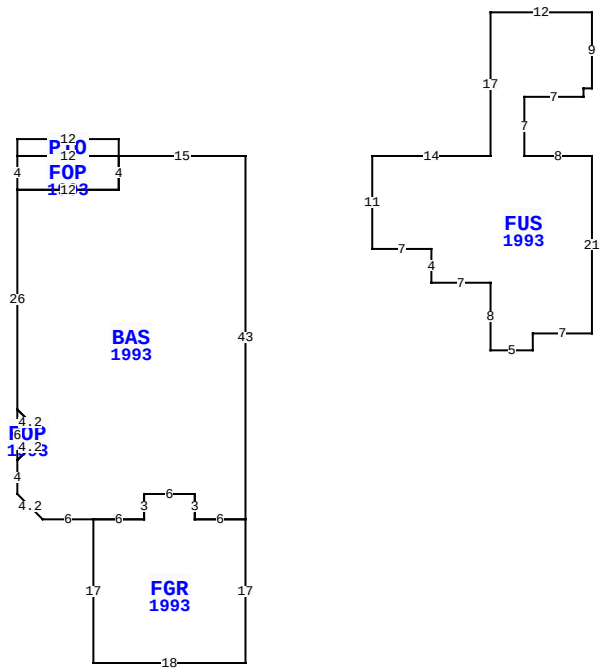
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,082	100	1,082	92,139
FGR	324	55	178	15,158
FOP	9	30	3	255
FOP	48	30	14	1,192
FUS	591	100	591	50,327
PTO	24	5	1	85
TOTALS	2,078		1,869	159,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,869	105.6440	100.36	187,573	1992	1992	0	0	0	15.15	84.85

1 TOWNHOUSE - 100% - 2016 Heated Area: 1673 HX Base Yr 2016



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

1002 NATURES WALK DR B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,156
TOTAL MARKET OB/XF VALUE		6,752
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		315,908
SOH/AGL Deduction		155,502
ASSESSED VALUE		160,406
TOTAL EXEMPTION VALUE	HX HB DD	60,000
BASE TAXABLE VALUE		100,406
TOTAL JUST VALUE		315,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081784	RE-ROOF	4,600	12/09/2008
20081050	AIR HANDLER REPLA	0	06/20/2008
6758	NEW CONSTR	148,020	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1974/1717	4/17/2015	WD	Q	I	01	150,000
GRANTOR: FAIR EUNICE E ET AL						
GRANTEE: HENSLEE ELAINE & ST						
1655/0532	12/17/2009	FJ	U	I	11	0
GRANTOR: FAIR JOAN HOWARD EST						
GRANTEE: FAIR EUNICE E ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N2 W12 S2 FOP=[YR=1993] S4 E12 N4 W12 $ E12 $ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E18 N17 W6 N3 W6 S3 W6$ E6 N3 E6 S3 E6 N43$ PTR= E15 FUS=[YR=1993] E14 N17 E12 S9 W1 S1 W7 S7 E8 S21 W7 S2 W5N8 W7 N4 W7 N11 $ 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	941.00	SF	5.20	5.20	100	1992	1992	3	64	3,132	
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	
3	0858	SCULP CONC	0	100	3	30	90.00	SF	13.00	13.00	100	2000	2000	3	94	1,100	

LAND DESCRIPTION

TOTAL OB/XF 6,752

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