



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,280	100	1,280	118,267
FEP	140	80	112	10,349
FGR	252	55	139	12,843
FOP	9	30	3	277
FOP	60	30	18	1,663
TOTALS	1,741		1,552	143,399

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
2	0810	CONCRETE A	0 100	0	0	603.00	SF	6.50	6.50	100	1990
3	0858	SCULP CONC	0 100	0	0	340.00	SF	13.00	13.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,552	117.5040	111.63	173,250	1990	1990	0	0	0 17.23	82.77
1 TOWNHOUSE - 100% - 2022											
Heated Area: 1280											
HX Base Yr 2022											
1004 NATURES WALK DR A, FERNANDINA BEACH											
BLD DATE 03/19/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		143,399	
TOTAL MARKET OB/XF VALUE		8,955	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		302,354	
SOH/AGL Deduction		43,964	
ASSESSED VALUE		258,390	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		208,390	
TOTAL JUST VALUE		302,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5691	NEW CONSTR	108,010	11/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2468/0319	6/04/2021	WD	Q	I	01
GRANTOR: DEAN ROBERT J					
GRANTEE: TILLER MICHAEL WAYN					
2243/0640	12/11/2018	WD	Q	I	02
GRANTOR: FISHER THERESA A					
GRANTEE: DEAN ROBERT J					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 FEP=[YR=2013] N10 W14 S10 FOP=[YR=1993] S5 E12 N5 W12 \$ E14 \$ W2 S5 W12 S31 FGR=[YR=1993] S21 E12 N21 W12 \$ E12 S24 E14 N20 R2 U3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT	