



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	1,040	100	1,040	91,342
FEP	48	80	38	3,338
FGR	417	55	229	20,113
FOP	9	30	3	264
FUS	504	100	504	44,266
TOTALS	2,018		1,814	159,322

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	863.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	100	0	0	318.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
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	1,814	109.8000	104.31	189,218	1990	1990		0	0	15.80
1 TOWNHOUSE - 100% - 2023											
Heated Area: 1544											
HX Base Yr 2023											
1006 NATURES WALK DR A, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		159,322	
TOTAL MARKET OB/XF VALUE		5,686	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		315,008	
SOH/AGL Deduction		44,332	
ASSESSED VALUE		270,676	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		220,676	
TOTAL JUST VALUE		315,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090209	REPAIR/RRF	6,750	02/09/2009
6048	NEW CONSTR	124,845	06/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1943	11/02/2022	WD	Q	I	01	430,000
GRANTOR: MAYER FRANK A IV & CO						
GRANTEE: SWIGER DANIEL KEITH						
2394/0094	9/18/2020	WD	Q	I	02	336,000
GRANTOR: FERAS MOUDED 401K PLA						
GRANTEE: MAYER FRANK A IV &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2013] W12 BAS=[YR=1993] W16 S39 FGR=[YR=1993] S21 E19 N21 W6 N3 W6 S3 W7 \$ E7 N3 E6 S3 E6 S3 E6 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N25 W12 N4\$ S4 E12 N4\$ PTR=E15 FUS=[YR=1993] E24 S21 W24 N21\$ W15\$.											