

LOT 3B
IN OR 2167/1553
NATURES WALK PB 5/202

GILSON DIANNE E & DAVID R
10731 EARTHART DRIVE
NEW PORT RICHEY, FL 34654

2024

00-00-31-147L-003B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	1,387	100	1,387	131,956
FEP	143	80	114	10,846
FGR	252	55	139	13,224
FOP	9	30	3	285
TOTALS	1,791		1,643	156,311

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	515.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	64	3	192.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	0	0	345.00	SF	4.00	4.00	
5	0858	SCULP CONC	0	0	0	0	240.00	SF	13.00	13.00	

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	0	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	1,643	119.7480	113.76	186,908	1990	1990	0	0	16.37	83.63
1 TOWNHOUSE - 0% - 0 Heated Area: 1387 HX Base Yr											
1006 NATURES WALK DR B, FERNANDINA BEACH											

TOTAL OB/XF											
8,414											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		156,311	
TOTAL MARKET OB/XF VALUE		8,414	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		314,725	
SOH/AGL Deduction		25,848	
ASSESSED VALUE		288,877	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,877	
TOTAL JUST VALUE		314,725	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091094	REPAIR/RRF	5,500	08/18/2009
20090177	REPAIR/RRF	6,750	02/09/2009
20033361	H/AC	0	06/26/2003
6048	NEW CONSTR	124,845	06/26/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2167/1553	12/15/2017	WD	Q	I	01	232,000	
GRANTOR: SUTTLES BETTY LOU & D							
GRANTEE: GILSON DIANNE E & D							
2044/0039	4/27/2016	WD	U	I	11	100	
GRANTOR: SUTTLES DAVID WILLIAM							
GRANTEE: SUTTLES BETTY LOU E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 FEP=[YR=1993] N11W13S11 E13SW17S23 FOP=[YR=1993] S6 U3 R3 L3 U3 \$ D3 R3 D3 L3 S4 D2 R2 S3W2 S13E4S11E12N3 FGR=[YR=1993] E12N21 W12S21\$ N21E12N38\$.											