LOT 5B
NATURES WALK PB 5/202

BALDWIN ALLAN JOEL & SHERI LEE
1010-B NATURES WALK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-005B-0000

BUILDING CHARACTERISTICS

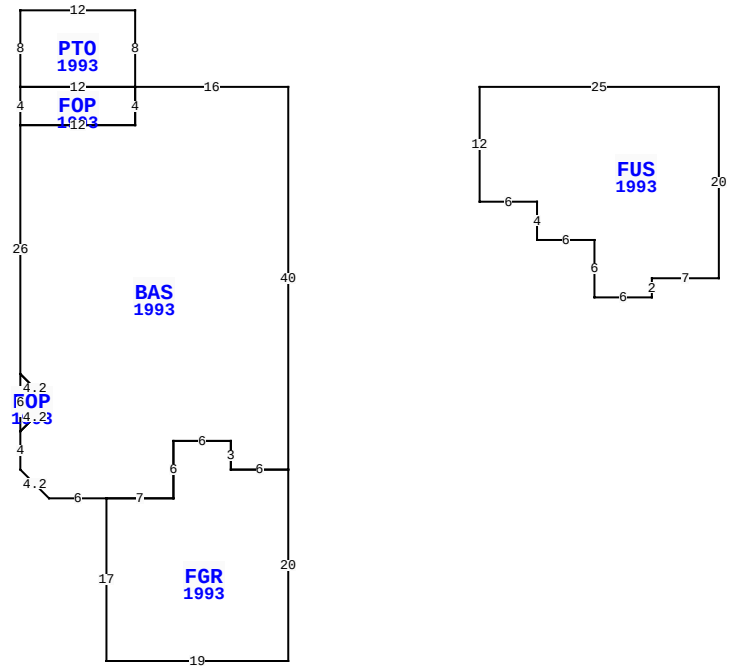
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
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	98,632
FGR	377	55	207	18,748
FOP	9	30	3	271
FOP	48	30	14	1,268
FUS	440	100	440	39,851
PTO	96	5	5	453
TOTALS	2,059		1,758	159,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,758	112.8000	107.16	188,387	1991	1991	0	0	0	15.48	84.52

1 TOWNHOUSE – 100% - 2020 Heated Area: 1529 HX Base Yr



1010 NATURES WALK DR B, 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		159,225
TOTAL MARKET OB/XF VALUE		5,477
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		314,702
SOH/AGL Deduction		44,332
ASSESSED VALUE		270,370
TOTAL EXEMPTION VALUE	13	270,370
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110742	H/AC	3,597	05/13/2011
6637	NEW CONSTR	122,110	07/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/1464	9/12/2019	WD	Q	I	01	275,000
GRANTOR: O'BRIEN DONNA M						
GRANTEE: BALDWIN ALLAN JOEL						
0639/0336	10/21/1991	WD	U	I	09	169,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: O'BRIEN & DEFINIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N8 W12 S8 FOP=[YR=1993] S4 E12 N4 W12$ E12 $ S4 W12 S26 FOP=[YR=1993] S6 U3 R3 U3 L3 $ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19N20 W6N3W6 S6 W7$ E7 N6 E6 S3 E6 N40$ PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4 W6 N12$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0810	CONCRETE A	0	100	0	0	628.00	SF	6.50	6.50	100	1991	1991	3	62	2,531	
3	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1991	1991	3	62	496	

LAND DESCRIPTION

TOTAL OB/XF 5,477

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