LOT 7A
NATURES WALK PB 5/202

ELLSWORTH ANN MARIE
1114 NATURES WALK DRIVE UNIT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-007A-0000

BUILDING CHARACTERISTICS

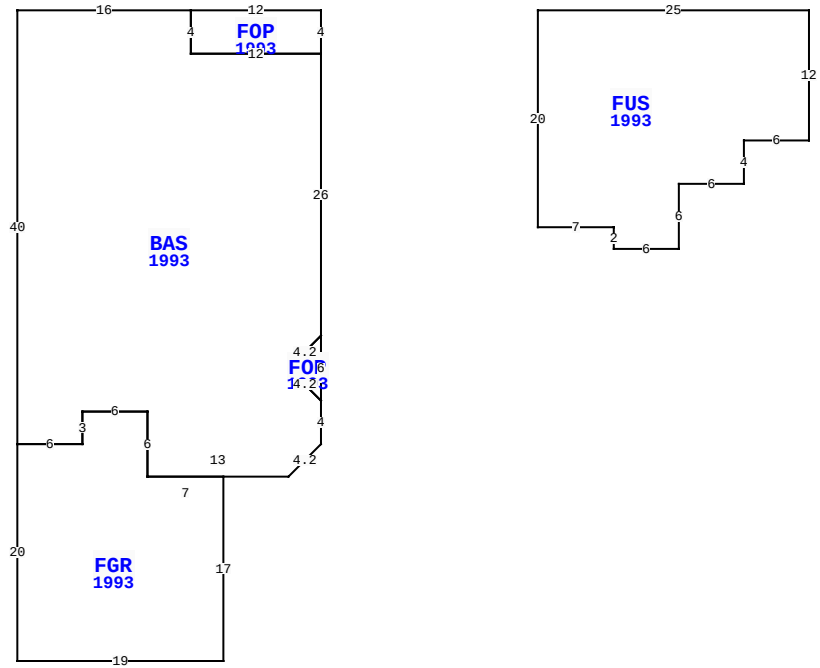
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,089	100	1,089	95,575
FGR	377	55	207	18,167
FOP	9	30	3	263
FOP	48	30	14	1,228
FUS	440	100	440	38,617
TOTALS	1,963		1,753	153,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,753	109.2000	103.74	181,856	1991	1991	0	0	0	15.40	84.60

1 TOWNHOUSE - 100% - 2024 Heated Area: 1529 HX Base Yr 2024



1114 NATURES WALK DR A, 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		153,850
TOTAL MARKET OB/XF VALUE		5,281
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		309,131
SOH/AGL Deduction		0
ASSESSED VALUE		309,131
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		259,131
TOTAL JUST VALUE		309,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6732B	NEW CONSTR	122,110	09/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/90	4/20/2023	WD	Q	I	02	396,000
GRANTOR: SIVAK LOUIS B & CHRIS						
GRANTEE: ELLSWORTH ANN MARIE						
2253/1926	2/04/2019	WD	Q	I	01	275,000
GRANTOR: SAMPSON CHRISTOPHER R						
GRANTEE: SIVAK LOUIS B & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S20 E19 N17 W7 N6 W6 S3 W6$ E6 N3 E6 S6 E13 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N26 W12 N4$ S4 E12 N4$ PTR= E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20$ 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	0811	CONCRETE B	0	100	0	0	878.00	SF	5.20	5.20	100	1991	1991	3	62	2,831	

LAND DESCRIPTION

TOTAL OB/XF 5,281

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 02/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS