



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100	1,151	98,650
FGR	438	55	241	20,655
FOP	9	30	3	257
FOP	48	30	14	1,200
FUS	504	100	504	43,197
TOTALS	2,150		1,913	163,959

EXTRA FEATURES		
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L N	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	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0 100	0	0	938.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,902	
3	0825	BRICK	0 100	0	0	340.00	SF	12.50	12.50	100	2009	2009	3	97	4,123	
4	0810	CONCRETE A	0 100	0	0	48.00	SF	6.50	6.50	100	2000	2000	3	79	246	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,913	107.0160	101.67	194,495	1990	1990	0	0	0	15.70	84.30

1 TOWNHOUSE - 100% - 1993

Heated Area: 1655

HX Base Yr 1993

18

4

12

4

4

26

4.2

4.2

4

7

3

6

3

7

3

7

21

20

21

BAS
1993

24

21

21

24

FUS
1993

4.2

4.2

4

7

3

6

3

7

3

7

21

20

21

FGR
1993

BLD DATE

LCL DATE

1116 NATURES WALK DR	A, FERNANDINA BEACH	BLD DATE		LGL DATE		03/19/2024	MLU
		XF DATE		LAND DATE			
		INC DATE		AG DATE			

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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
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TOTAL OB/XF												9,651					
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				163,959			
TOTAL MARKET OB/XF VALUE				9,651			
TOTAL LAND VALUE - MARKET				150,000			
TOTAL MARKET VALUE				323,610			
SOH/AGL Deduction				192,007			
ASSESSED VALUE				131,603			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				81,603			
TOTAL JUST VALUE				323,610			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				271,194			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080716	REPAIR/RRF	4,800	04/29/2008
20080681	REPAIR/RRF	3,900	04/25/2008
6014	NEW CONSTR	124,845	06/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2716/458	6/05/2024	WD	U	I	11	100	
GRANTOR: LORENTSON HILARY E							
GRANTEE: LORENTSON CHRISTOPH							
2080/1981	10/09/2013	QC	U	I	11	100	
GRANTOR: LORENTSON L ALAN & HI							
GRANTEE: LORENTSON HILARY E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W12 BAS=[YR=1993] W18 S40 FGR=[YR=1993] S21 E20 N21 W7 N3 W6 S3 W7 \$ E7 N3 E6 S3 E7 S3 E7 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ L3 U3 U3 R3 N26 W12 N4 \$ S4 E12 N4 \$ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 \$ W15 \$											