LOT 11B
NATURES WALK PB 5/202

HUTTO CURTIS M JR
1122-B NATURES WALK CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-011B-0000

BUILDING CHARACTERISTICS

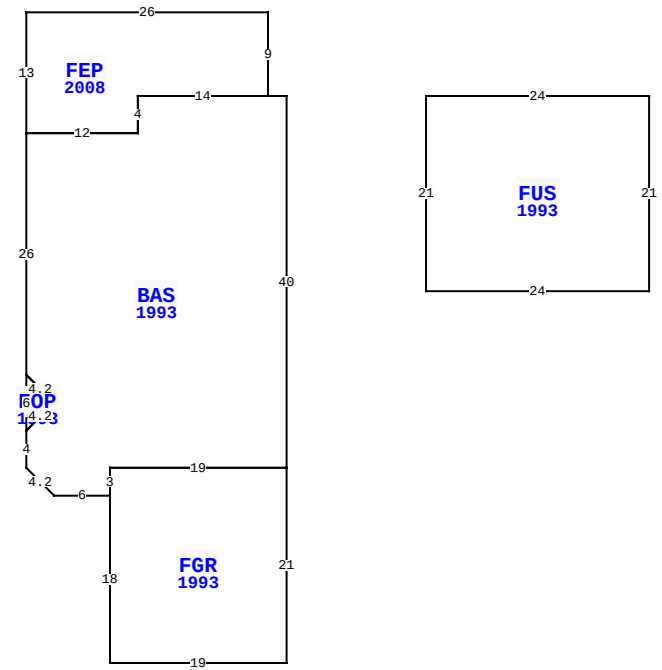
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	1,086	100	1,086	103,305
FEP	282	80	226	21,498
FGR	399	55	219	20,832
FOP	9	30	3	286
FUS	504	100	504	47,942
TOTALS	2,280		2,038	193,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,038	118.7760	112.84	229,968	1990	1990	0	0	0	15.70	84.30

1 TOWNHOUSE - 100% - 0 Heated Area: 1590 HX Base Yr



1122 NATURES WALK CT 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		193,863
TOTAL MARKET OB/XF VALUE		10,201
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		354,064
SOH/AGL Deduction		207,033
ASSESSED VALUE		147,031
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		92,031
TOTAL JUST VALUE		354,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110512	H/AC	4,250	04/08/2011
20090784	REPAIR/RRF	6,000	06/19/2009
20081813	REPAIR/RRF	4,515	12/12/2008
20033294	XFOB	1,000	06/20/2003
20002906	XFOB	10,400	05/10/2000
5818	NEW CONSTR	138,110	02/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/1912	11/29/2022	QC	U	I	11	100
GRANTOR: HUTTO STEPHANIE U						
GRANTEE: HUTTO CURTIS M JR						
0716/0078	10/13/1994	WD	U	I	07	100
GRANTOR: MEDEIROS GILBERT S JR						
GRANTEE: HUTTO CURTIS M JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=2008] N9 W26 S13 E12 N4 E14$ W14 S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E19 N21 W19 S3$ N3 E19 N40$ PTR= E15 FUS=[YR=1993] E24 S21W24 N21 $ W15 $.

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	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	951.00	SF	6.50	6.50	100	1990	1990	3	59.5	3,678	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2007	2007	3	31	1,339	
4	0680	POLE SHED	0	100	6	12	72.00	SF	10.00	10.00	100	2007	2007	3	48	346	
5	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2007	2007	3	31	372	
6	0830	FLAGSTONE	0	100	0	0	220.00	SF	12.00	12.00	100	2000	2000	3	79	2,086	

LAND DESCRIPTION

TOTAL OB/XF 10,201

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