LOT 12B
NATURES WALK PB 5/202

LORTZ DANIEL B & JENNIFER B
1980 ROCHAMBEAU DR
MALVERN, PA 19355

2024

00-00-31-147L-012B-0000

BUILDING CHARACTERISTICS

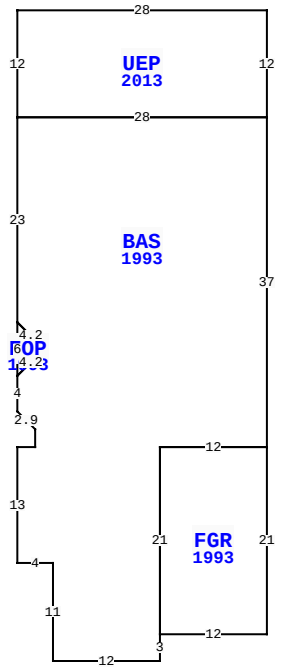
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,361	100	1,361	108,005
FGR	252	55	139	11,031
FOP	9	30	3	238
UEP	336	60	202	16,030
TOTALS	1,958		1,705	135,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,705	111.2000	105.64	180,116	1989	1989	9	0	0	15.88	75.12

1 TOWNHOUSE - 0% - 2024 Heated Area: 1361 HX Base Yr



1124 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,303
TOTAL MARKET OB/XF VALUE	5,040
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	290,343
SOH/AGL Deduction	0
ASSESSED VALUE	290,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,343
TOTAL JUST VALUE	290,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091505	REPAIR/RRF	2,375	11/03/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1131	5/09/2023	WD	Q	I	01	380,000
GRANTOR: AITKEN JOHN W FAMILY						
GRANTEE: LORTZ DANIEL B & JE						
2318/1945	11/08/2019	WD	U	I	11	100
GRANTOR: AITKEN LIVING TRUST						
GRANTEE: AITKEN JOHN W FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2013] W28 S12 BAS=[YR=1993] S23 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 R2 D2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N37 W28$ E28 N12$.

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	0811	CONCRETE B	0	0	0	0	649.00	SF	5.20	5.20	100	1989	1989	3	57	1,924	
2	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
3	0855	CONC PAVER	0	0	0	0	358.00	SF	10.00	10.00	100	2000	2000	3	79	2,828	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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	0	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