LOT 13A
NATURES WALK PB 5/202

WELCH KENNETH W & HEIDI LOTT
168 MANDARIN STREET
DOUGLAS, GA 31535

2024

00-00-31-147L-013A-0000

BUILDING CHARACTERISTICS

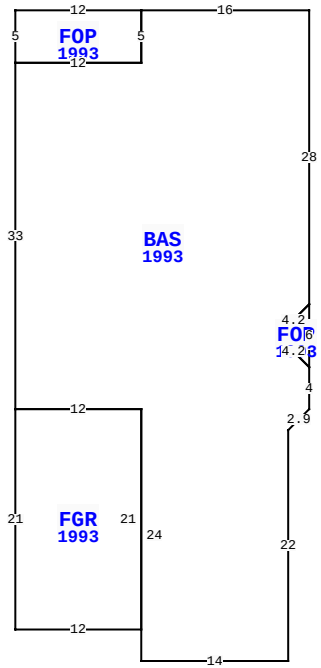
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,333	100	1,333	115,668
FGR	252	55	139	12,061
FOP	9	30	3	261
FOP	60	30	18	1,562
TOTALS	1,654		1,493	129,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,493	110.7720	105.23	157,108	1989	1989	0	0	0	17.54	82.46

1 TOWNHOUSE – 0% - 0 Heated Area: 1333 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

1126 NATURES WALK CT A, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,551
TOTAL MARKET OB/XF VALUE	4,429
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	283,980
SOH/AGL Deduction	27,537
ASSESSED VALUE	256,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,443
TOTAL JUST VALUE	283,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100149	REMODEL	5,200	01/28/2010
20040198	H/AC	2,000	02/02/2004
5367	NEW CONSTR	109,795	05/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/0976	10/16/2020	WD	Q	I	01	277,000
GRANTOR: PARKS KARIN J						
GRANTEE: WELCH KENNETH W & H						
2196/1034	5/10/2018	WD	Q	I	01	241,000
GRANTOR: ALEXANDER VIRGINIA L						
GRANTEE: PARKS KARIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W12 S5 E12 N5$ S5 W12 S33
FGR=[YR=1993] S21 E12 N21 W12$ E12 S24 E14 N22 U2 R2 N4
FOP=[YR=1993] N6 L3 D3 D3 R3 $ U3 L3 U3 R3 N28$.

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	715.00	SF	5.20	5.20	100	1989	1989	3	57	2,119	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 4,429

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