LOT 14A
NATURES WALK PB 5/202

ABCR FLORIDA LLC
2915 BREAKERS DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-014A-0000

BUILDING CHARACTERISTICS

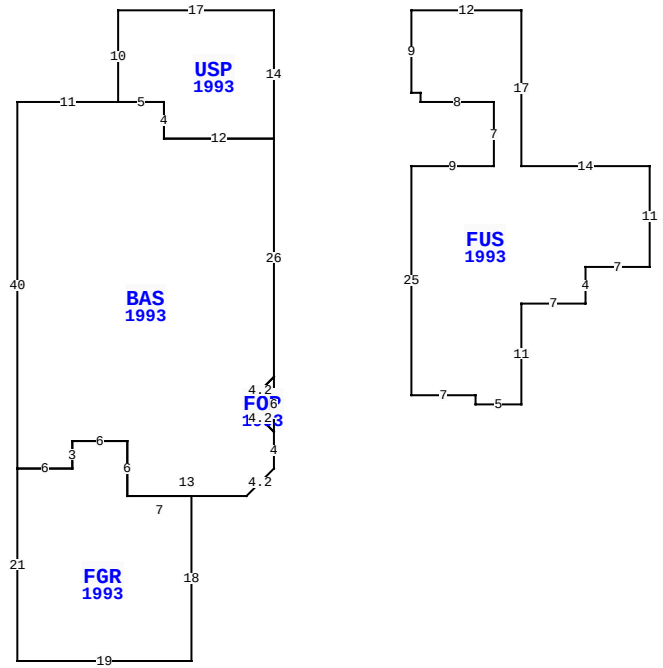
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	94,453
FGR	396	55	218	18,908
FOP	9	30	3	260
FUS	627	100	627	54,382
USP	218	30	65	5,637
TOTALS	2,339		2,002	173,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,002	107.6040	102.22	204,644	1992	1992	0	0	0	15.15	84.85

1 TOWNHOUSE - 0% - 0 Heated Area: 1716 HX Base Yr



1128 NATURES WALK CT 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	173,640
TOTAL MARKET OB/XF VALUE	5,146
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	328,786
SOH/AGL Deduction	25,318
ASSESSED VALUE	303,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,468
TOTAL JUST VALUE	328,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040569	H/AC	1,000	03/23/2004
20040521	XFOB	1,000	03/17/2004
6991	ADDITION	3,900	04/10/1992
6798	NEW CONSTR	108,745	11/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/0084	1/04/2021	WD	Q	I	01	336,000
GRANTOR: SNYDER KEVIN G & JENN						
GRANTEE: ABCR FLORIDA LLC						
2119/0788	5/09/2017	WD	Q	I	01	245,000
GRANTOR: CORNERSTONE EQUITIES						
GRANTEE: SNYDER KEVIN G & JE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W17 S10 BAS=[YR=1993] W11 S40 FGR=[YR=1993] S21 E19 N18 W7 N6 W6 S3 W6$ E6N3 E6 S6 E13 U3 R3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 R3 U3 N26 W12 N4 W5$ E5 S4 E12 N14$ PTR=E15 FUS=[YR=1993] E12 S17 E14 S11 W7 S4 W7 S11 W5 N1 W7 N25 E9 N7 W8 N1 W1 N9$ 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	0811	CONCRETE B	0	0	0	0	789.00	SF	5.20	5.20	100	1992	1992	3	64	2,626	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 5,146

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