

LOT 14B IN OR 1167/1184
NATURES WALK PB5/202

DUNCAN BARBARA
1128-B NATURES WALK CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-014B-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	12	CEDAR 90		0320	01	1,756	115.4000	109.63	192,510	1992	1992	0	0	0	15.45	84.55	VALUATION BY						STANDARD												
Exterior Wall	05	AVERAGE 10		1 TOWNHOUSE - 100% - 2004										Heated Area: 1498										HX Base Yr 2004											
Roof Structur	03	GABLE/HIP 100																						BUILDING MARKET VALUE						162,767					
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE						2,206					
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET						150,000					
Interior Floo	14	CARPET 80																						TOTAL MARKET VALUE						314,973					
Interior Floo	08	SHT VINYL 20																						SOH/AGL Deduction						156,273					
Air Condition	03	CENTRAL 100																						ASSESSED VALUE						158,700					
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE						HX HB 50,000					
Bedrooms	3	100																						BASE TAXABLE VALUE						108,700					
Bathrooms	2.5	100																						TOTAL JUST VALUE						314,973					
Frame	02	WOOD FRAME 100																						NCON VALUE						0					
Stories	2.	100																						INCOME VALUE											
Units	0	100																						PREVIOUS YEAR MKT VALUE						262,766					
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	871	100	871	80,735																															
FGR	460	55	253	23,451																															
FOP	9	30	3	278																															
FUS	627	100	627	58,118																															
PTO	40	5	2	185																															
TOTALS		2,007				1,756		162,767																											
EXTRA FEATURES										1128 NATURES WALK CT B, FERNANDINA BEACH										03/19/2024 MLU															
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	0811	CONCRETE B	0	100	0	0			663.00	SF	5.20				2,206																				
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