



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	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		2.5 100
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	1,068	100	1,068	94,158
FGR	398	55	219	19,308
FOP	9	30	3	265
FOP	48	30	14	1,234
FSP	120	40	48	4,232
FUS	440	100	440	38,791

TOTALS	2,083		1,792	157,988
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	560.00	SF	5.20
3	1242	WD DECK A	0	0	12	4	48.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,792	109.8000	104.31	186,924	1991	1991	0	0	15.48	84.52
1 TOWNHOUSE - 0% - 0											
Heated Area: 1508											
HX Base Yr											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
1130 NATURES WALK CT				03/19/2024			
B, FERNANDINA BEACH				MLU			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			157,988
TOTAL MARKET OB/XF VALUE			4,351
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			327,339
SOH/AGL Deduction			29,627
ASSESSED VALUE			297,712
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,712
TOTAL JUST VALUE			327,339
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2464/1882	5/26/2021	QC	U	I	11
GRANTOR: GLENN LORETTA					
GRANTEE: GLENN LORETTA LIVIN					
2375/0473	7/10/2020	WD	U	I	11
GRANTOR: GLENN TUPPER GORDON					
GRANTEE: GLENN LORETTA					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FSP=[YR=2013] N10 W12 S10 FOP=[YR=1993] S4 E12N4 W12\$ E12\$ S4 W12 S26 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N20 W7 N3 W6 S3 W6 S3\$ N3 E6 N3 E6 S3 E7 N40\$ PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W4 N4 W6 N12\$ W20\$.									