



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

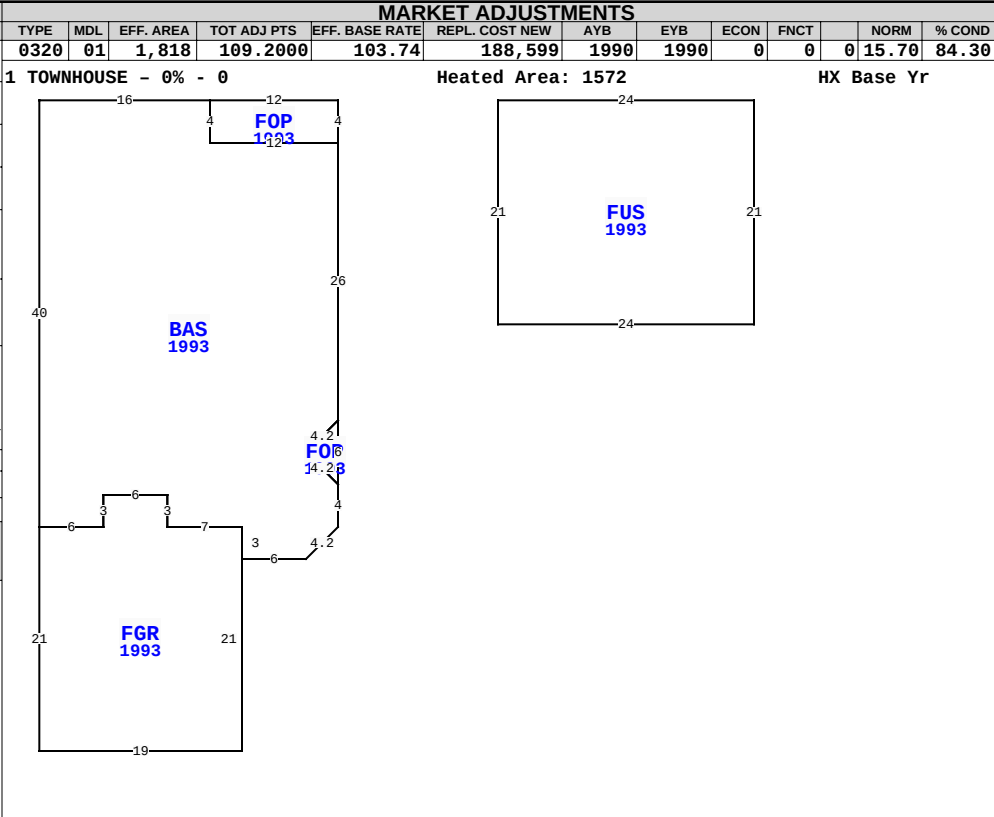
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	93,399
FGR	417	55	229	20,026
FOP	9	30	3	262
FOP	48	30	14	1,224
FUS	504	100	504	44,076

TOTALS	2,046		1,818	158,989
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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	535.00	SF	5.20
3	1242	WD DECK A	0	0	0	0	390.00	SF	10.00



1132 NATURES WALK CT	A, FERNANDINA BEACH	03/19/2024	MLU
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,655	
3	1242	WD DECK A	0	0	0	0	390.00	SF	10.00	10.00	100	2017	2017	3	78	3,042	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	SFR POND	0	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.10	150,000.00	165,000.00	165,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:					158,989				
BUILDING MARKET VALUE					TOTAL MARKET OB/XF VALUE					7,077					165,000				
TOTAL LAND VALUE - MARKET					TOTAL MARKET VALUE					331,066					29,175				
SOH/AGL Deduction					ASSESSED VALUE					301,891					0				
TOTAL EXEMPTION VALUE					BASE TAXABLE VALUE					301,891					331,066				
TOTAL JUST VALUE					NCON VALUE					0					INCOME VALUE				
PREVIOUS YEAR MKT VALUE										274,446									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173451	DECK	1,700	11/03/2017
5965	NEW CONSTR	138,110	05/08/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/0312	9/29/2018	WD	Q	I	02	270,000
GRANTOR:SHERMAN SCOTT L & MAR						
GRANTEE:PROIA SUZANN & TODD						
2049/0377	5/26/2016	WD	Q	I	01	205,000
GRANTOR:SINGLETON SHIRLEY Y						
GRANTEE:SHERMAN SCOTT L & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S21 E19 N21 W7 N3 W6 S3 W6 \$ E6 N3 E6 S3 E7 S3 E6 U3 R3 N4 FOP=[YR=1993] N6 L3 D3 R3 \$ U3 L3 R3 U3 N26 W12 N4 \$ S4 E12 N4 \$ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 \$ W15 \$.									