

LOT 17A
IN OR 1057/831
NATURES WALK PB 5/202

ALLOY JAMES & BONITA
2 BRETtagne
DEVON, PA 19333

2024

00-00-31-147L-017A-0000



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 Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,085	100	1,085	94,694
FGR	418	55	230	20,074
FOP	9	30	3	262
FOP	48	30	14	1,222
FUS	504	100	504	43,987
USP	392	30	118	10,299

TOTALS	2,456		1,954	170,537
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	618.00	SF	5.20	5.20	
3	1242	WD DECK A	0	0	0	0	118.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,954	108.9760	103.53	202,298	1990	1990	0	0	15.70	84.30
1 TOWNHOUSE - 0% - 0											
Heated Area: 1589											
HX Base Yr											

1131 NATURES WALK CT A, FERNANDINA BEACH											
BLD DATE: 03/19/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		170,537	
TOTAL MARKET OB/XF VALUE		4,528	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		340,065	
SOH/AGL Deduction		29,030	
ASSESSED VALUE		311,035	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		311,035	
TOTAL JUST VALUE		340,065	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100381	REPAIR/RRF	4,000	03/02/2010
5749B	NEW CONSTR	109,795	01/10/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1057/0831	5/23/2002	WD	Q	I	
					152,500
GRANTOR: DWYER EDWARD J & JUDI					
GRANTEE: ALLOY JAMES BONITA					
1001/1362	8/07/2001	WD	Q	I	
					136,500
GRANTOR: BEST THOMAS H & KATHE					
GRANTEE: DWYER EDWARD J & JU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2013] W28 S14 BAS=[YR=1993] S41 FGR=[YR=1993] S20 E20 N20 W7 N3 W6 S3 W7 \$ E7 N3 E6 S3 E7 S2 E5 U3 R3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ L3 U3 U3 R3 N26 FOP=[YR=1993] N4 W12 S4 E12\$ W12 N4 W16\$ E28 N14\$ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 \$ W15 \$.											