LOT 17-B
IN OR 2030/1700
NATURES WALK PB 5/202

LAND CAROLYN/ROBERTS THOMAS H JR
1131 B NATURES WALK CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-017B-0000

BUILDING CHARACTERISTICS

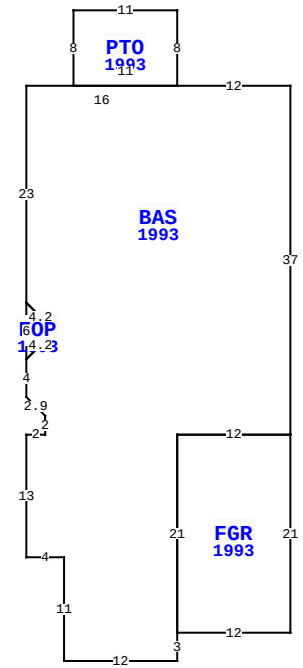
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,361	100	1,361	120,876
FGR	252	55	139	12,345
FOP	9	30	3	267
PTO	88	5	4	355
TOTALS	1,710		1,507	133,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,507	110.7720	105.23	158,582	1990	1990	0	0	0	15.60	84.40

1 TOWNHOUSE - 50% - 2022 Heated Area: 1361 HX Base Yr 2022



1131 NATURES WALK CT B, 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		133,843
TOTAL MARKET OB/XF VALUE		4,306
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		288,149
SOH/AGL Deduction		35,726
ASSESSED VALUE		252,423
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		202,423
TOTAL JUST VALUE		288,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100381	REPAIR/RRF	4,000	03/02/2010
5809B	NEW CONSTR	110,345	02/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1700	2/26/2016	WD	U	I	11	100
GRANTOR: ROBERTS THOMAS HUGH I						
GRANTEE: LAND CAROLYN & THOM						
2008/0599	10/12/2015	SW	U	I	12	144,900
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: ROBERTS THOMAS HUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N8 W11 S8 E11 $ W16 S23 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 R2 D2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21 $ N21 E12 N37 $.

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	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0	50	0	0	498.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,926	

LAND DESCRIPTION

TOTAL OB/XF 4,306

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	50	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