

LOT 20A & E 6.12' OF LOT 20B
IN OR 2089/550
NATURES WALK PB 5/202

ALLOY JOSEPH L & PATRICIA E
1125 NATURES WALK CT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-020A-0000



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,086	100	1,086	94,834
BAS	191	100	191	16,679
FGR	399	55	219	19,124
FOP	9	30	3	262
FUS	504	100	504	44,011

TOTALS	2,189		2,003	174,910
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	927.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	
4	0858	SCULP CONC	0 100	0	0	668.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00

REVIEW DATE	09/26/2019	BY	DJ
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	2,003	109.1720	103.71	207,731	1990	1990	0	0	0 15.80	84.20	
1 TOWNHOUSE - 100% - 2020												
Heated Area: 1781												
HX Base Yr 2020												

1125 NATURES WALK CT	A, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0 100	0	0	927.00	SF	6.50	6.50	100	1990	1990	3	59.5	3,585	
3	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	
4	0858	SCULP CONC	0 100	0	0	668.00	SF	13.00	13.00	100	2018	2018	3	99	8,597	

TOTAL OB/XF													15,129			
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
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				174,910	
TOTAL MARKET OB/XF VALUE				15,129	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				340,039	
SOH/AGL Deduction				90,534	
ASSESSED VALUE				249,505	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				199,505	
TOTAL JUST VALUE				340,039	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				287,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183575	SUNROOM	17,146	10/18/2018
20061097	REPAIR/RRF	5,500	05/18/2006
6032	NEW CONSTR	138,100	06/18/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2089/0550	12/15/2016	WD	Q	I	01	225,000	
GRANTOR: MARTIN TAMMY L BOWLES							
GRANTEE: ALLOY JOSEPH L & PA							
1766/1621	11/17/2011	WD	Q	I	01	167,000	
GRANTOR: JAMASON DENNIS L							
GRANTEE: BOWLES TAMMY L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] W13 S11 BAS=[YR=1993] W15 S40FGR=[YR=1993] S21 E19 N21 W19\$ E19 S3 E6 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ U3 L3 U3 R3 N26W12 N4 W1\$ E1S4 E12 N15\$ PTR= E15 FUS=[YR=1993] E24S21 W24N21 \$ W15 \$.									