



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
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	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	119,443
FGR	252	55	139	12,199
FOP	9	30	3	263
FSP	96	40	38	3,335
TOTALS	1,718		1,541	135,241

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	1,541	110.4660	104.94	161,713	1990	1990	0	0	0	16.37	83.63
1 TOWNHOUSE - 100% - 2023												
Heated Area: 1361												
HX Base Yr 2023												
2024 NATURES LN A, FERNANDINA BEACH												
BLD DATE: 03/19/2024 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1990	1990
2	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	100	1990	1990
3	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	100	2008	2008
4	0855	CONC PAVER	0	100	0	0	386.00	SF	10.00	100	2005	2005

Q	% COND	OB/XF MKT VALUE	NOTES
3	68	2,380	
3	59.5	1,894	
3	89	1,712	
3	86	3,320	
TOTAL OB/XF 9,306			

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

% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		135,241	
TOTAL MARKET OB/XF VALUE		9,306	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		294,547	
SOH/AGL Deduction		126,781	
ASSESSED VALUE		167,766	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		117,766	
TOTAL JUST VALUE		294,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100570	REPAIR/RRF	2,000	04/07/2010
20040181	H/AC	1,000	01/30/2004
5714	NEW CONSTR	124,845	12/08/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1843	8/31/2022	WD	Q	I	01	395,000
GRANTOR: HILL LAUREN MICHELLE						
GRANTEE: BAKER SUN						
2155/0990	10/31/2017	WD	Q	I	01	212,000
GRANTOR: HARBIN JOHN W						
GRANTEE: HILL LAUREN MICHELL						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W4 FSP=[YR=2013] N8 W12 S8 E12 \$ W24 S37 FGR=[YR=1993] S21 E12 N21 W12 \$ E12 S24 E12 N11 E4 N13 W2 N2 U2 R2 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N23\$.												