

LOT 22B
IN OR 1588/729
NATURES WALK PB 5/202

HAM CAROLYN M
2024-B NATURES LN W
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-022B-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 Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,101	100	1,101	98,026
FGR	384	55	211	18,786
FOP	9	30	3	267
FOP	48	30	14	1,246
FUS	440	100	440	39,175

TOTALS	1,982		1,769	157,499
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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	869.00	SF	6.50	
3	0855	CONC PAVER	0 100	16	10	160.00	SF	10.00	
4	0462	ST/AL FNC	0 100	34	2	68.00	SF	10.00	

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	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,769	111.3000	105.74	187,054	1990	1990	0	0	0	15.80	84.20	
1 TOWNHOUSE - 100% - 2013													
Heated Area: 1541													
HX Base Yr 2013													

2024 W NATURES LN	B, 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	0 100	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	869.00	SF	6.50	6.50	100	1990	1990	3	59.5	3,361	
3	0855	CONC PAVER	0 100	16	10	160.00	SF	10.00	10.00	100	2008	2008	3	89	1,424	
4	0462	ST/AL FNC	0 100	34	2	68.00	SF	10.00	10.00	100	2010	2010	3	60	408	

TOTAL OB/XF										7,573						
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
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				157,499	
TOTAL MARKET OB/XF VALUE				7,573	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				315,072	
SOH/AGL Deduction				156,365	
ASSESSED VALUE				158,767	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				108,767	
TOTAL JUST VALUE				315,072	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				263,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100571	REPAIR/RRF	2,000	04/07/2010
20061949	H/AC	2,100	08/17/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1588/0729	10/06/2008	WD	Q	I		229,000	
GRANTOR: FIRESTONE WILLIAM							
GRANTEE: HAM THEODORE A & CA							
1480/1665	2/23/2007	WD	Q	I		255,000	
GRANTOR: SACKETT ANNE L							
GRANTEE: FIRESTONE WILLIAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S26 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E19 N21 W7 S3 W5 N3 W7 S3\$ N3 E7 S3 E5 N3 E7 N40\$ PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4 W6 N12\$ W20\$.									