LOT 23A
IN OR 1795/846
NATURES WALK PB 5/202

HATZIPETRO GEORGE & CAROL A
2036-A NATURES LN W
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-023A-0000

BUILDING CHARACTERISTICS

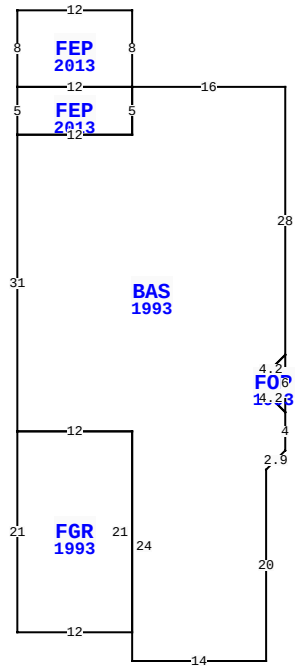
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,281	100	1,281	112,799
FEP	60	80	48	4,227
FEP	96	80	77	6,780
FGR	252	55	139	12,240
FOP	9	30	3	264
TOTALS	1,698		1,548	136,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,548	110.4660	104.94	162,447	1991	1991	0	0	0	16.09	83.91

1 TOWNHOUSE - 100% - 2014 Heated Area: 1281 HX Base Yr 2014



2036 NATURES LN A, 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		136,309
TOTAL MARKET OB/XF VALUE		4,691
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		291,000
SOH/AGL Deduction		147,470
ASSESSED VALUE		143,530
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,530
TOTAL JUST VALUE		291,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100665	REPAIR/RRF	2,000	04/23/2010
6503	NEW CONSTR	121,000	04/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1795/0846	5/25/2012	WD	Q	I	02	143,000
GRANTOR: WEEKS JAMES P & CINDY						
GRANTEE: HATZIPETRO GEORGE &						
0803/0907	8/18/1997	WD	Q	I		85,000
GRANTOR: MCCAFFREY MARGARET E						
GRANTEE: WEEKS JAMES P & CIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2013] N8 W12 S8 FEP=[YR=2013] S5 E12 N5 W12 $ E12 $ S5 W12 S31 FGR=[YR=1993] S21 E12 N21 W12 $ E12 S24 E14 N20 U2 R2 N4 FOP=[YR=1993] N6 D3 L3 R3 D3 $ U3 L3 U3 R3 N28$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20	5.20	100	1991	1991	3	62	2,241	

LAND DESCRIPTION

TOTAL OB/XF 4,691

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	100	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