LOT 23B
NATURES WALK PB 5/202

TURNEY DAVID NELSON L/E/
2036-B NATURES LANE WEST
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-023B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

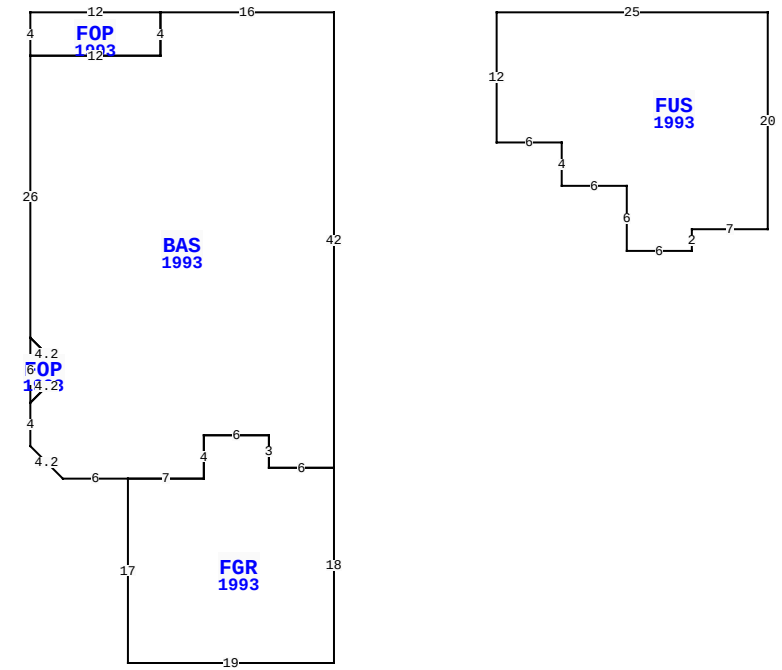
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,113	100	1,113	97,682
FGR	353	55	194	17,027
FOP	9	30	3	263
FOP	48	30	14	1,228
FUS	440	100	440	38,617
TOTALS	1,963		1,764	154,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,764	109.2000	103.74	182,997	1991	1991	0	0	0	15.40	84.60

1 TOWNHOUSE - 100% - 2023 Heated Area: 1553 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/19/2024 MLU
AG DATE	

2036 W NATURES LN B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,815
TOTAL MARKET OB/XF VALUE		4,984
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		309,799
SOH/AGL Deduction		44,339
ASSESSED VALUE		265,460
TOTAL EXEMPTION VALUE	DX HX HB	55,000
BASE TAXABLE VALUE		210,460
TOTAL JUST VALUE		309,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100666	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
2636/317	5/01/2023	FJ	U	I	11	0
GRANTOR: TURNEY JANE ANN EST						
GRANTEE: TURNEY DAVID NELSON						
2636/311	5/01/2023	FJ	U	I	11	0
GRANTOR: TURNEY JANE A EST						
GRANTEE: TURNEY DAVID NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 $ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N18 W6 N3 W6 S4 W7 $ E7 N4 E6 S3 E6 N42 $ PTR= E15 FUS=[YR=1993] E25 S20W7 S2 W6 N6 W6 N4 W6 N12 $ W15$.

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	786.00	SF	5.20	5.20	100	1991	1991	3	62	2,534	

LAND DESCRIPTION

TOTAL OB/XF 4,984

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