



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
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
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NEIGHBORHOOD/LOC	1029.00
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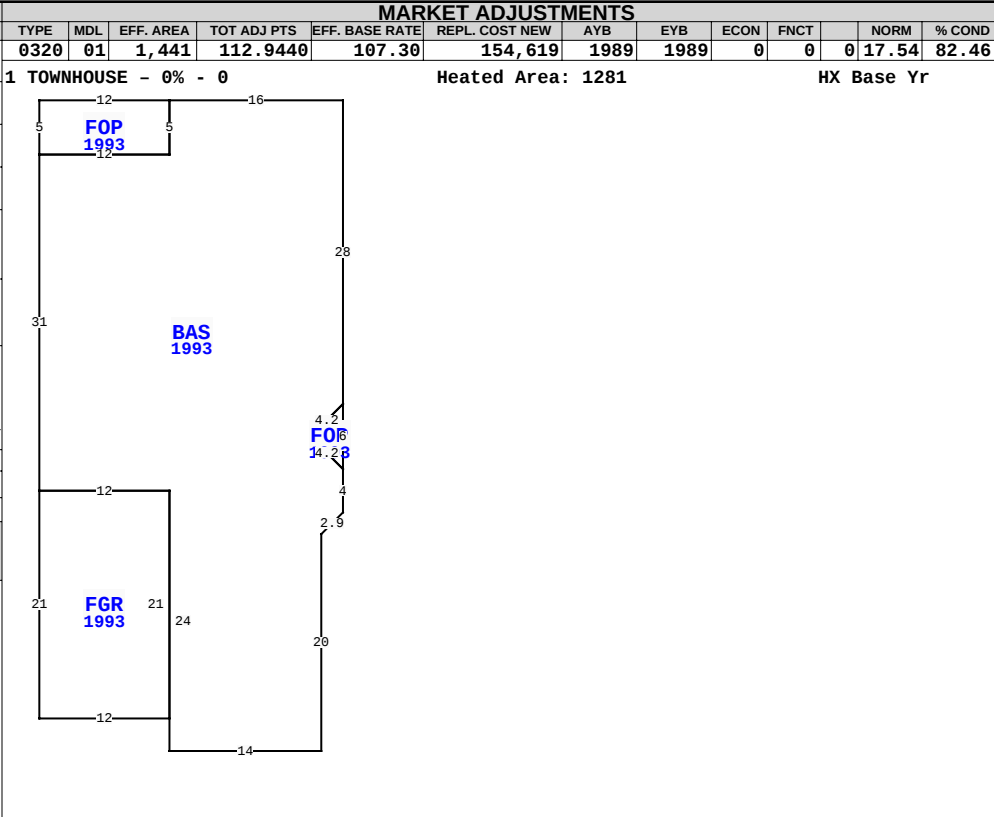
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100	1,281	113,342
FGR	252	55	139	12,299
FOP	9	30	3	266
FOP	60	30	18	1,592

TOTALS	1,602		1,441	127,499
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	728.00	SF	5.20
3	1242	WD DECK A	0	0	0	0	448.00	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	0	0006	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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2048 W NATURES LN	A, 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	728.00	SF	5.20	5.20	100	1989	1989	3	57	2,158	
3	1242	WD DECK A	0	0	0	0	448.00	SF	10.00	10.00	100	1996	1996	3	20	896	

TOTAL OB/XF										5,364							
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	LAND VALUE
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										127,499		
TOTAL LAND VALUE - MARKET										150,000		
TOTAL MARKET VALUE										282,863		
SOH/AGL Deduction										27,552		
ASSESSED VALUE										255,311		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										255,311		
TOTAL JUST VALUE										282,863		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										232,101		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102010	RE-ROOF 30 YR SHN	3,000	11/22/2010
B969755	XF08	900	04/15/1996
5368	NEW CONSTR	109,795	05/15/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2662/232	8/14/2023	PR	U	I	19	100			
GRANTOR: SALADRIGAS-WARONKER V									
GRANTEE: SALADRIGAS-WARONKER									
0864/1590	1/28/1999	WD	Q	I		87,000			
GRANTOR: COUCH JAMES MITCHELL									
GRANTEE: WARONKER LEE H									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S5 E12 N5 \$ S5 W12 S31									
FGR=[YR=1993] S21 E12 N21 W12\$ E12 S24 E14 N20 U2 R2 N4									
FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N28\$.									