



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
NEIGHBORHOOD/LOC		1029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,389	100	1,389	118,168
FEP	220	80	176	14,973
FGR	252	55	139	11,826
FOP	9	30	3	256

TOTALS	1,870		1,707	145,221
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	425.00	SF	10.00
4	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50
5	0855	CONC PAVER	0	100	0	0	523.00	SF	10.00
6	0855	CONC PAVER	0	100	0	0	96.00	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,707	108.6000	103.17	176,111	1989	1989	0	0	17.54	82.46
1 TOWNHOUSE - 100% - 2024											
Heated Area: 1389											
HX Base Yr											

2048 NATURES LN	B, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	1989	1989	3	57	2,193	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	1242	WD DECK A	0	100	0	0	425.00	SF	10.00	10.00	100	2005	2005	3	24	1,020	
4	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50	6.50	100	2008	2008	3	89	1,336	
5	0855	CONC PAVER	0	100	0	0	523.00	SF	10.00	10.00	100	2008	2008	3	89	4,655	
6	0855	CONC PAVER	0	100	0	0	96.00	SF	10.00	10.00	100	2008	2008	3	89	854	

TOTAL OB/XF										12,368									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				145,221	
TOTAL MARKET OB/XF VALUE				12,368	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				307,589	
SOH/AGL Deduction				0	
ASSESSED VALUE				307,589	
TOTAL EXEMPTION VALUE		13		307,589	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				307,589	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				256,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102009	REPAIR/RRF	3,000	11/22/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2567/0977	6/03/2022	QC	U	I	11
					SALE PRICE
					49,400
GRANTOR: MEDINA CHRISTOPHER J					
GRANTEE: MEDINA CHRISTOPHER					
1933/1221	8/21/2014	QC	U	I	11
					59,300
GRANTOR: MEDINA CHRISTOPHER J					
GRANTEE: MEDINA CHRISTOPHER					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2013] W22 S10 BAS=[YR=1993] W6 S24 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D2 R2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21\$ N21 E12 N38 W22\$ E22 N10\$.									