LOT 26A & W2' OF LOT 26B
IN OR 2235/756
NATURES WALK PB 5/202

HILDEBRAND SUE ANN BERRY L/E/
2072-A NATURES LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-026A-0000

BUILDING CHARACTERISTICS

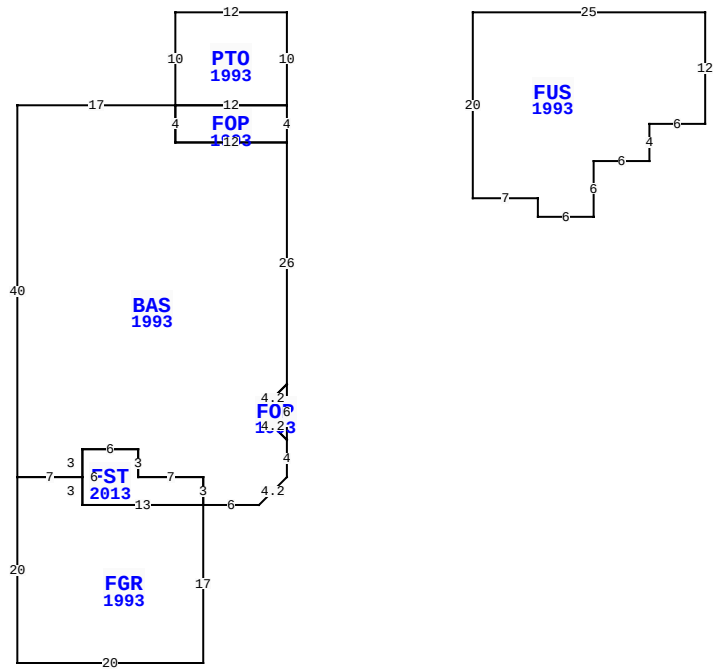
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,108	100	1,108	97,684
FGR	361	55	199	17,545
FOP	9	30	3	265
FOP	48	30	14	1,234
FST	57	55	31	2,733
FUS	440	100	440	38,791
PTO	120	5	6	529
TOTALS	2,143		1,801	158,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,801	109.8000	104.31	187,862	1991	1991	0	0	0	15.48	84.52

1 TOWNHOUSE - 100% - 2018 Heated Area: 1548 HX Base Yr 2018



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

2072 NATURES LN A, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,781
TOTAL MARKET OB/XF VALUE		5,326
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		314,107
SOH/AGL Deduction		105,070
ASSESSED VALUE		209,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,037
TOTAL JUST VALUE		314,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120934	REPAIR/RRF	4,200	05/24/2012
20100383	H/AC	2,000	03/03/2010
6418	NEW CONSTR	100,040	03/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0756	11/06/2018	QC	U	I	11	100
GRANTOR: HILDEBRAND SUE ANN BE						
GRANTEE: HILDEBRAND CRYSTA J						
1846/1964	3/20/2012	WD	U	I	30	100
GRANTOR: BERRY CHARLES V & CRY						
GRANTEE: BERRY CHARLES V & C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 S10 BAS=[YR=1993] W17 S40 FGR=[YR=1993] S20 E20 N17 FST=[YR=2013] N3 W7 N3 W6 S6 E13$ W13 N3 W7$ E7 N3 E6 S3 E7 S3 E6 U3 R3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 R3 U3 N26 FOP=[YR=1993] N4W12 S4 E12$ W12 N4$ E12 N10$ PTR=E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20$ W20$.

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	892.00	SF	5.20	5.20	100	1991	1991	3	62	2,876	

LAND DESCRIPTION

TOTAL OB/XF 5,326

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