

NATURES WALK PB5/202

FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT

05 AVERAGE 70

012 CEDAR 30

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

2 100

2.5 100

02 WOOD FRAME 100

2. 100

0 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MKT AREA

01

NEIGHBORHOOD/LOC

1029.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,049

100

1,049

92,483

FGR

356

55

196

17,280

FOP

9

30

3

265

FUS

476

100

476

41,966

PTO

80

5

4

352

TOTALS

1,970

1,728

152,346

EXTRA FEATURES

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

1991

1991

3

70

2,450

2 0811 CONCRETE B

0

0

0

0

675.00 SF

5.20

5.20

100

1991

1991

3

62

2,176

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0320

01

1,728

109.8000

104.31

180,248

1991

1991

0

0

0

15.48

84.52

Heated Area: 1525

HX Base Yr

2099 NATURES BEND DR

B, FERNANDINA BEACH

BLD DATE

XF DATE INC DATE

LGL DATE

LAND DATE AG DATE

03/19/2024

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N8 W10 S8 E10\$ W14S28

FOP=[YR=1993] S6 U3 R3 U3 L3 \$ R3 D3 L3 D3 S9 R3 D3

E8FGR=[YR=1993] S2 E19 N20 W9 N4 W3 S4W5 S18 W2\$ E2 N18 E5 N4

E3 S4 E9 N28\$ PTR=E20 FUS=[YR=1993] E16 S22 W6 S2 W7 N4 W11

N11 E2 N2 E2 N2 E2 N4 E2 N1\$ W20\$.

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

152,346

TOTAL MARKET OB/XF VALUE

4,626

TOTAL LAND VALUE - MARKET

150,000

TOTAL MARKET VALUE

306,972

SOH/AGL Deduction

26,414

ASSESSED VALUE

280,558

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

280,558

TOTAL JUST VALUE

306,972

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

255,053

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0867/1387

2/11/1999

WD Q I

105,000

GRANTOR: RUSSELL WILLIAM G JR

GRANTEE: ANDERSON JON M

0645/0434

12/30/1991

WD Q I

79,500

GRANTOR: TREVETT HOMES INC

GRANTEE: RUSSELL WM JR & P