LOT 28B
NATURES WALK PB 5/202

HADDOCK FAMILY TRUST/HADDOCK K DIANE TRUSTEE
2091 NATURES BEND DR UNIT B
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-028B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

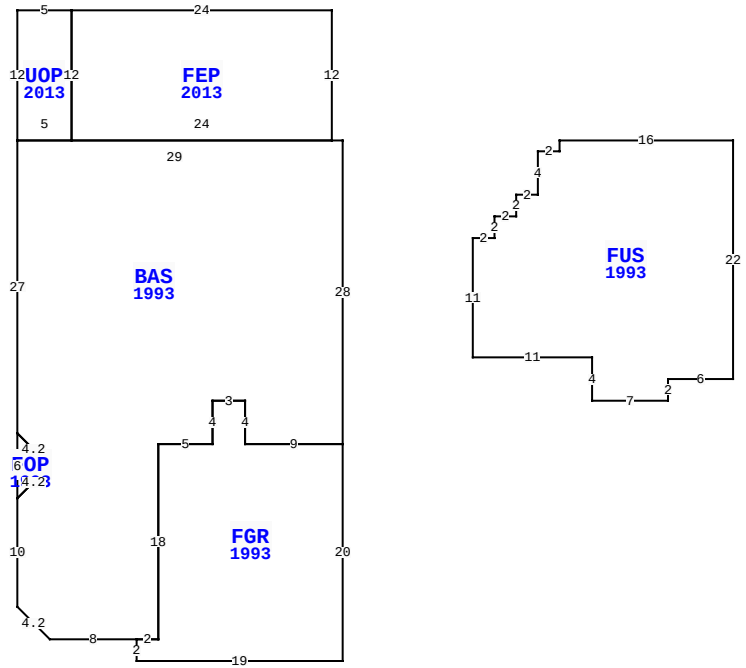
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,049	100	1,049	90,228
FEP	288	80	230	19,783
FGR	356	55	196	16,858
FOP	9	30	3	258
FUS	476	100	476	40,942
UOP	60	20	12	1,032
TOTALS	2,238		1,966	169,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,966	107.0160	101.67	199,883	1991	1991	0	0	0	15.40	84.60

1 TOWNHOUSE - 100% - 1997 Heated Area: 1525 HX Base Yr 1997



2091 NATURES BEND DR B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,101
TOTAL MARKET OB/XF VALUE		6,174
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		325,275
SOH/AGL Deduction		185,443
ASSESSED VALUE		139,832
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		84,832
TOTAL JUST VALUE		325,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121499	FLA.RM ADDITION	28,000	07/25/2012
20102121	REPAIR/RRF	3,000	12/13/2010
6441	NEW CONSTR	120,040	03/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0545	3/04/2022	WD	U	I	11	100
GRANTOR: HADDOCK K DIANE						
GRANTEE: HADDOCK FAMILY TRUS						
0755/0638	3/28/1996	WD	Q	I		86,000
GRANTOR: WEAVER LAWRENCE E & G						
GRANTEE: HADDOCK CLAUDE & K						

BUILDING NOTES

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	694.00	SF	5.20	5.20	100	1991	1991	3	62	2,237	
3	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50	6.50	100	2012	2012	3	93	1,487	

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=2013] N12 W24 UOP=[YR=2013] W5 S12 E5 N12$ S12E24$ W29 S27 FOP=[YR=1993] S6 U3 R3 U3 L3 $ R3 D3 L3 D3 S10 R3 D3 E8 FGR=[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$.

LAND DESCRIPTION

TOTAL OB/XF 6,174

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