

LOT 30B
IN OR 2008/1693
NATURES WALK PB 5/202

BRUNO REVOCABLE LIVING TRUST/BRUNO REGINA A TRUSTE
2067 B NATURES BEND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-030B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
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
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NEIGHBORHOOD/LOC	1029.00
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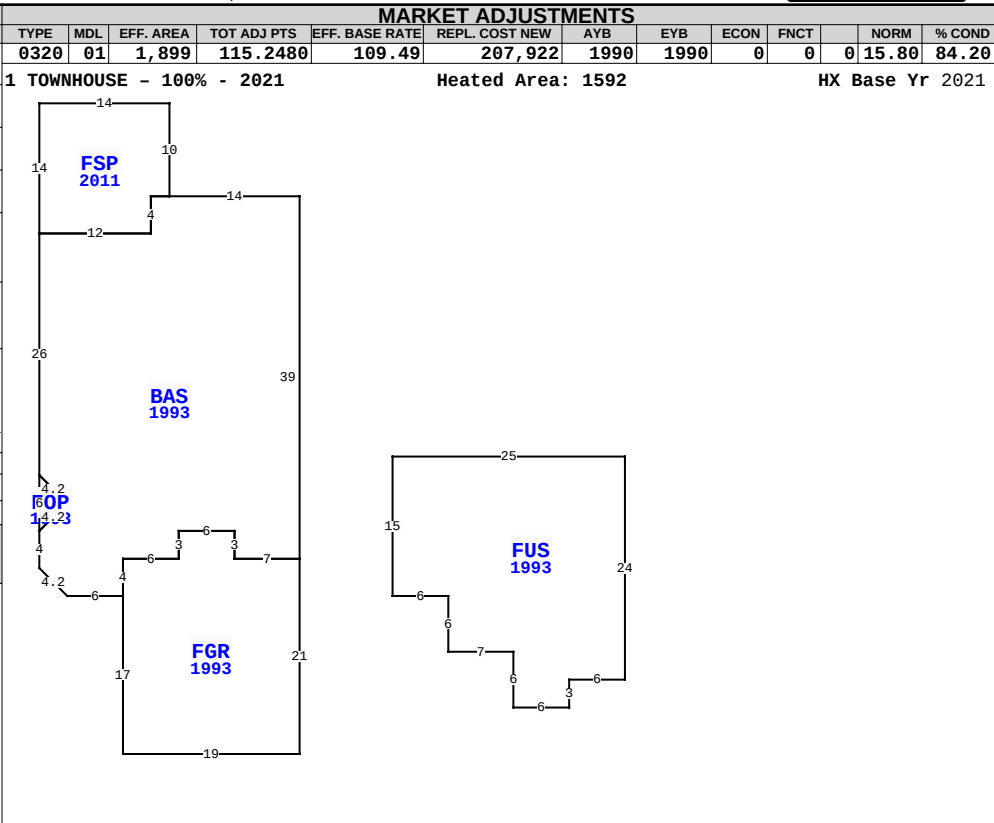
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,049	100	1,049	96,708
FGR	417	55	229	21,111
FOP	9	30	3	276
FSP	188	40	75	6,915
FUS	543	100	543	50,059

TOTALS	2,206		1,899	175,070
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	788.00	SF	6.50	
4	1242	WD DECK A	0 100	6	19	114.00	SF	4.00	

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

REVIEW DATE	05/01/2024	BY	HS
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2067 NATURES BEND DR	B, FERNANDINA BEACH	03/19/2024	MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
6,001									

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			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		175,070	
TOTAL MARKET OB/XF VALUE		6,001	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		331,071	
SOH/AGL Deduction		65,007	
ASSESSED VALUE		266,064	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		216,064	
TOTAL JUST VALUE		331,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,173	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0723	SCRNRM	21,900	12/05/2023
20112011	XFOB	4,000	11/08/2011
20090571	REPAIR/RRF	3,000	05/07/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2008/1693	10/15/2015	QC	U	I	11
GRANTOR: BRUNO FREDERICK W & R					
GRANTEE: BRUNO REVOCABLE LIV					
1808/1674	8/15/2012	WD	Q	I	02
GRANTOR: MCMENAMIN TERRY E					
GRANTEE: BRUNO FREDERICK W &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W14 FSP=[YR=2011] N10W14S14 E12N4E2\$ W2S4W12S26 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17E19N21 W7N3 W6S3W6S4\$ N4E6N3E6S3E7N39\$ PTR=S28E10 FUS=[YR=1993] S15E6S6 E7 S6E6N3E6N24W25\$W10N28\$.					