LOT 31A
IN OR 1152/984
NATURES WALK PB 5/202

OLSON GERALD E & SHIRLEY M
2051-A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-031A-0000

BUILDING CHARACTERISTICS

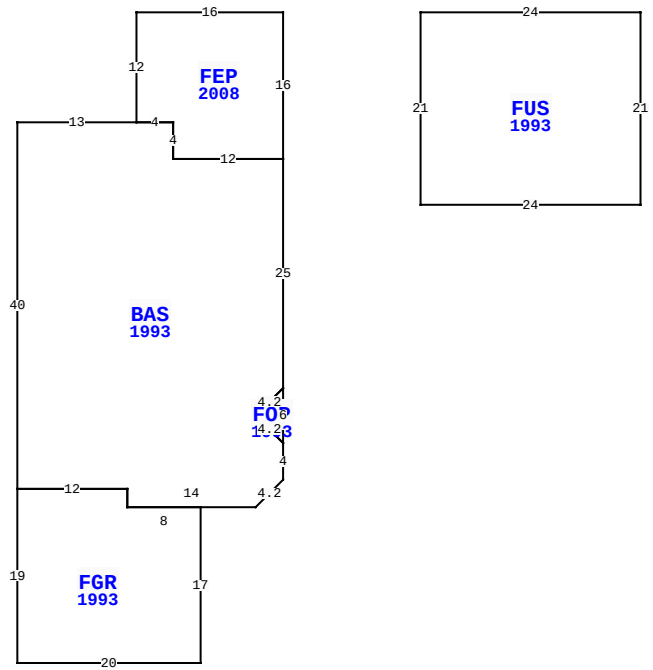
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,133	100	1,133	99,772
FEP	240	80	192	16,907
FGR	364	55	200	17,612
FOP	9	30	3	264
FUS	504	100	504	44,382
TOTALS	2,250		2,032	178,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,032	109.9560	104.46	212,263	1990	1990	0	0	0	15.70	84.30

1 TOWNHOUSE - 100% - 1991 Heated Area: 1637 HX Base Yr 1991



2051 NATURES BEND DR A, FERNANDINA BEACH

BLD DATE	03/28/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,938
TOTAL MARKET OB/XF VALUE		6,997
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		335,935
SOH/AGL Deduction		197,252
ASSESSED VALUE		138,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,683
TOTAL JUST VALUE		335,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111194	REPAIR/RRF	2,000	07/22/2011
20060089	H/AC	4,295	01/13/2006
20051894	ELEC OTHER	1,000	06/06/2005
20051822	XFOB	23,000	05/19/2005
20051543	REMODEL	1,000	04/11/2005
5854	NEW CONSTR	123,060	03/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/0984	7/10/2003	QC	U	I	01	100
GRANTOR: OLSON GERALD E						
GRANTEE: OLSON GERALD E & SH						
0598/0385	5/29/1990	WD	Q	I		81,700
GRANTOR: TREVETT HOMES INC						
GRANTEE: OLSON GERALD EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W16 S12 BAS=[YR=1993] W13 S40 FGR=[YR=1993] S19 E20 N17 W8 N2 W12$ E12 S2 E14 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N25 W12 N4 W4$ E4 S4 E12 N16 $ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 $ W15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	904.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,797	
3	0810	CONCRETE A	0	100	25	16	400.00	SF	6.50	6.50	100	1995	1995	3	70	1,820	

LAND DESCRIPTION

TOTAL OB/XF 6,997

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	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