

PESANTE LINDA H & ANTHONY/HUTZ DAVID J (JTROS)
2015 A NATURES BEND DR
FERNANDINA BEACH, FL 32034

00-00-31-147L-034A-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 80

12
CEDAR 20

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

14
CARPET 70

12
HARDWOOD 30

03
CENTRAL 100

04
AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 100

0 100

00 NONE 100

03 Quality Level 03

0100 SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1029.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3891001,389127,192

FGR2525513912,728

FOP9303275

USP16830504,579

TOTALS1,8181,581144,773

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTS

0320011,581113.9340

1 TOWNHOUSE - 100% - 2020

Heated Area: 1389

HX Base Yr

Quality Level 03

SINGLE FAMILY

MKT AREA01

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MARKET ADJUSTMENTS

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0320011,581113.9340

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE144,773

TOTAL MARKET OB/XF VALUE12,059

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE306,832

SOH/AGL Deduction87,653

ASSESSED VALUE219,179

TOTAL EXEMPTION VALUE13219,179

BASE TAXABLE VALUE0

TOTAL JUST VALUE306,832

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE255,154

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2312/183110/14/2019QCUII11100

GRANTOR:PESANTE LINDA H & DAV

GRANTEE:PESANTE ANTHONY J &

1151/13667/08/2003QCUII01100

GRANTOR:PESANTE LINDA H

GRANTEE:PESANTE LINDA H & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2013] N12 W14 S12 E14 \$ W24 S38

FGR=[YR=1993] S21 E12 N21 W12 \$ E12 S24 E12 N11 E4 N13 W2 N2

U2 R2 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ L3 U3 U3 R3 N24 \$.

LAND DESCRIPTION

LUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-10.000.001.00UT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000

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