LOT 36A
NATURES WALK PB 5/202

ELLRICH FRANK & BARBARA
2024 NATURES BEND DR #A
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-036A-0000

BUILDING CHARACTERISTICS

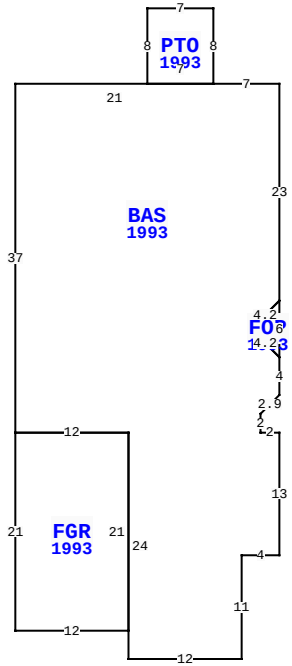
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,361	100	1,361	124,818
FGR	252	55	139	12,748
FOP	9	30	3	275
PTO	56	5	3	275
TOTALS	1,678		1,506	138,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,506	114.6480	108.92	164,034	1990	1990	0	0	0	15.80	84.20

1 TOWNHOUSE – 100% - 2020 Heated Area: 1361 HX Base Yr 2020



2024 NATURES BEND DR A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,117
TOTAL MARKET OB/XF VALUE		5,759
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		293,876
SOH/AGL Deduction		86,576
ASSESSED VALUE		207,300
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		107,300
TOTAL JUST VALUE		293,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2281/0673	6/10/2019	WD	Q	I	01	265,000
GRANTOR: MYERS MICHAEL RANDY &						
GRANTEE: ELLRICH FRANK & BAR						
1903/0400	12/16/2013	WD	Q	I	01	150,000
GRANTOR: GIBSON ELVA DARLENE						
GRANTEE: MYERS MICHAEL RANDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N8 W7 S8 E7 $ W21S37
FGR=[YR=1993] S21 E12 N21 W12 $E12 S24 E12 N11 E4 N13 W2 N2
R2 U2 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3
N23 $.

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	1990	1990	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,798	
3	0810	CONCRETE A	0	100	61	3	183.00	SF	6.50	6.50	100	1990	1990	3	59.5	708	
4	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50	6.50	100	1996	1996	3	72	655	
5	0912	SCRN RM G	0	100	0	0	38.00	SF	20.00	20.00	100	2002	2002	3	20	152	
6	0351	CARPORT MT	0	100	10	5	50.00	SF	6.60	6.60	100	2002	2002	3	20	66	

LAND DESCRIPTION

TOTAL OB/XF 5,759

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