

BOLDEN PAUL L
2024-B NATURES BEND DR
FERNANDINA BEACH, FL 32034

00-00-31-147L-036B-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 7012CEDAR 3003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 10031002.510002WOOD FRAME 1002.2.100010000NONE 100

CONSTRUCTION

QUALITY03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1,086	97,641
FGR	418	55	230	20,679
FOP	9	30	3	269
FSP	198	40	79	7,103
FUS	423	100	423	38,031

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB EYBECONFNCTNORM% COND0320011,821112.4000106.78194,446199019900015.8084.20

1 TOWNHOUSE - 100% - 1998Heated Area: 1509HX Base Yr 1998

The site map shows a large rectangular lot divided into several areas. The main building footprint is labeled BAS 1993. Other smaller structures are labeled FSP 1995, FUS 1993, and FGR 1993. Dimensions and area calculations are provided for each section.

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUE		163,724
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		319,164
SOH/AGL Deduction		184,530
ASSESSED VALUE		134,634
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		84,634
TOTAL JUST VALUE		319,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120012	REPAIR/RRF	4,000	01/05/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0802/0412	8/06/1997	WD	Q	I		92,500

GRANTOR: WILSON ALBERT JE III

GRANTEE: BOLDEN PAUL L

0689/144210/06/1993WDQI77,500

GRANTOR: SLOPER CURTIS JR & M

GRANTEE: WILSON ALBERT III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1995] N5 W6 N5 W12 S14 E12 N4 E6 \$ W6 S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R2 E6 FGR=[YR=1993] S18 E20 N20 W7 N3 W6 S3 W7 S2 \$ N2 E7 N3 E6 S3 E7 N41 \$ PTR= E15 FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5N3 W7 N20 \$ W15 \$.

LAND DESCRIPTION

L NUSE CODECLS

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

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

EXTRA FEATURES

2024 NATURES BEND DRB, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE
03/19/2024	MLU	

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS