LOT 37A
IN OR 2218/1668
NATURES WALK PB5/202

BOXLER PATRICIA L/E/
2036A NATURES BEND DR
FERNANDINA BEACH, FL 32034-4603

2024

00-00-31-147L-037A-0000

BUILDING CHARACTERISTICS

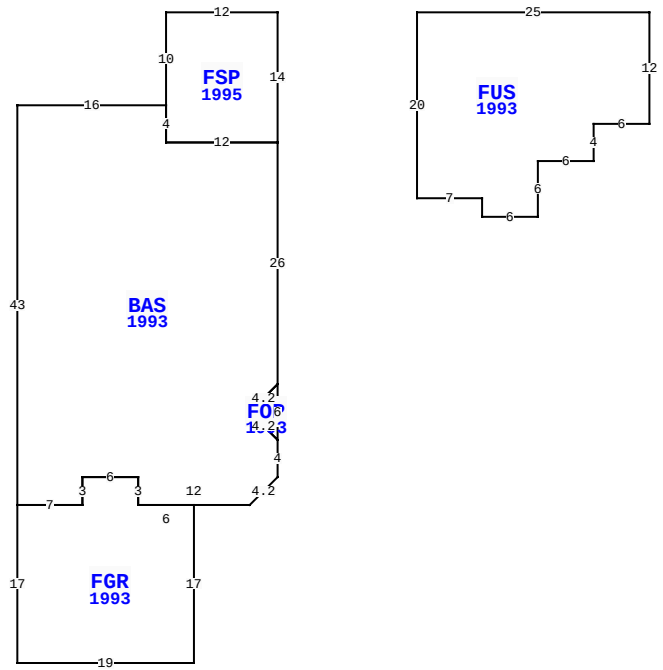
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	101,085
FGR	341	55	188	16,892
FOP	9	30	3	270
FSP	168	40	67	6,020
FUS	440	100	440	39,535
TOTALS	2,083		1,823	163,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,823	111.8000	106.21	193,621	1991	1991	0	0	0	15.40	84.60

1 TOWNHOUSE - 100% - 2009 Heated Area: 1565 HX Base Yr 2009



2036 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

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,803
TOTAL MARKET OB/XF VALUE		9,615
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		323,418
SOH/AGL Deduction		161,340
ASSESSED VALUE		162,078
TOTAL EXEMPTION VALUE	SX HX HB WX	105,000
BASE TAXABLE VALUE		57,078
TOTAL JUST VALUE		323,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080963	REPAIR/RRF	6,610	06/05/2008
6588	NEW CONSTR	122,000	06/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1668	8/16/2018	LE	U	I	11	100
GRANTOR: BOXLER DAVID R & PATR						
GRANTEE: BOXLER DAVID R & PA						
1394/0755	3/08/2006	WD	Q	I		289,000
GRANTOR: HUFFAKER DAISY B						
GRANTEE: BOXLER DAVID R & PA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1995] W12 S10 BAS=[YR=1993] W16 S43 FGR=[YR=1993] S17 E19 N17 W6 N3 W6 S3 W7$ E7 N3 E6 S3 E12 R3 U3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 R3 U3 N26 W12 N4$ S4 E12 N14 PTR= E15 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6N2 W7 N20 $ W15 $.

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	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	865.00	SF	5.20	5.20	100	1991	1991	3	62	2,789	
3	0858	SCULP CONC	0	100	0	0	347.00	SF	13.00	13.00	100	2008	2008	3	97	4,376	

LAND DESCRIPTION

TOTAL OB/XF 9,615

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