LOT 37B
NATURES WALK PB5/202

GODBEE ROY A & KATHERINE
2036 NATURES BEND DR UNIT B
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-037B-0000

BUILDING CHARACTERISTICS

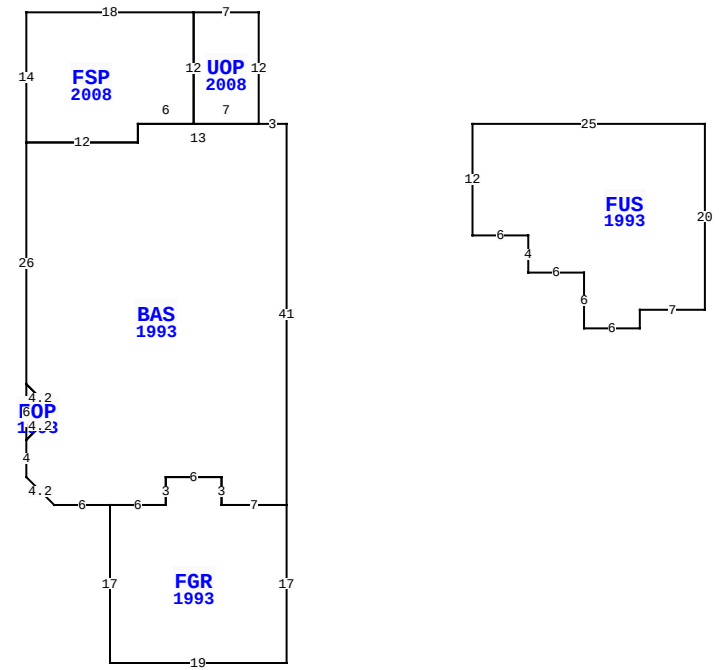
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,093	100	1,093	98,210
FGR	341	55	188	16,892
FOP	9	30	3	270
FSP	240	40	96	8,626
FUS	440	100	440	39,535
UOP	84	20	17	1,528
TOTALS	2,207		1,837	165,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,837	111.8000	106.21	195,108	1991	1991	0	0	0	15.40	84.60

1 TOWNHOUSE – 100% - 2022 Heated Area: 1533 HX Base Yr 2022



2036 NATURES BEND DR B, 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		165,061
TOTAL MARKET OB/XF VALUE		4,640
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		319,701
SOH/AGL Deduction		78,091
ASSESSED VALUE		241,610
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		141,610
TOTAL JUST VALUE		319,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080964	REPAIR/RRF	6,610	06/05/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0740	7/19/2021	WD	Q	I	02	350,000
GRANTOR: GRUPPOSO JAMES & DEBO						
GRANTEE: GODBEE ROY A & KATH						
2084/1141	11/12/2016	QC	U	I	11	100
GRANTOR: GRUPPOSO JAMES VINCEN						
GRANTEE: GRUPPOSO JAMES & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=2008] N12 W7 FSP=[YR=2008] W18 S14 E12 N2 E6 N12$ S12 E7$ W13 S2 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N17 W7 N3 W6 S3 W6$ E6 N3 E6 S3 E7 N41$ PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4 W6 N12$ W20$.

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	0811	CONCRETE B	0	100	0	0	853.00	SF	5.20	5.20	100	1991	1991	3	62	2,750	
2	0855	CONC PAVER	0	100	23	13	299.00	SF	8.00	8.00	100	2000	2000	3	79	1,890	

LAND DESCRIPTION

TOTAL OB/XF 4,640

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