LOT 38A & W 3.59 FT OF LOT 38B
IN OR 2344/1590
NATURES WALK PB 5/202

GLENN MICHAEL B & VICKI A
2052-A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-147L-038A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

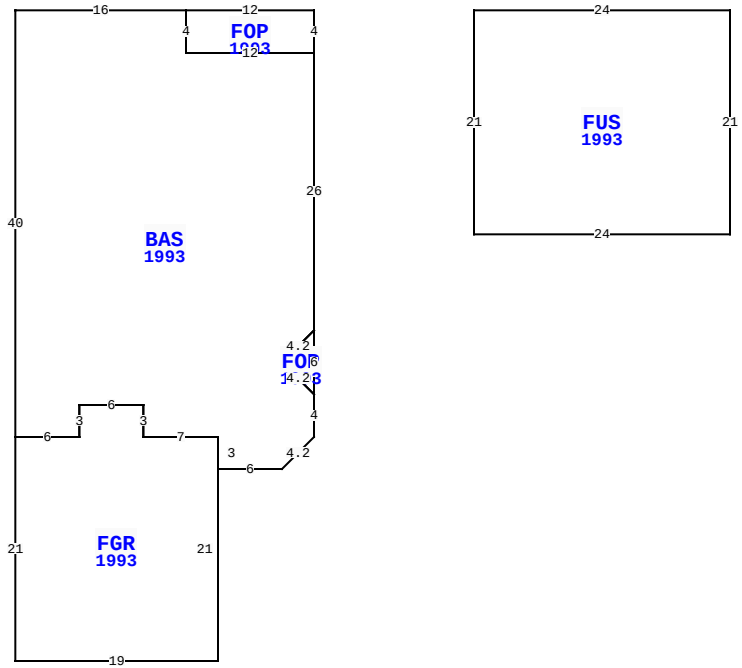
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,068	100	1,068	95,623
FGR	417	55	229	20,503
FOP	9	30	3	269
FOP	48	30	14	1,254
FUS	504	100	504	45,126
TOTALS	2,046		1,818	162,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,818	111.8000	106.21	193,090	1990	1990	0	0	0	15.70	84.30

1 TOWNHOUSE - 100% - 2021 Heated Area: 1572 HX Base Yr 2021



2052 NATURES BEND DR A, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,775
TOTAL MARKET OB/XF VALUE		5,798
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		318,573
SOH/AGL Deduction		89,109
ASSESSED VALUE		229,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,464
TOTAL JUST VALUE		318,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5988	NEW CONSTR	138,110	05/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1590	2/28/2020	WD	Q	I	01	270,000
GRANTOR: BAIA BEATRICE PERLES						
GRANTEE: GLENN MICHAEL B & V						
0901/0734	9/29/1999	WD	U	I	07	100
GRANTOR: LINK CONSTANCE M						
GRANTEE: PERLES FLORENCE G &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S21 E19 N21 W7 N3 W6 S3 W6 $ E6 N3 E6 S3 E7 S3 E6 U3 R3 N4
FOP=[YR=1993] N6 D3 L3 D3 R3 $ L3 U3 U3 R3 N26 W12 N4 $ S4 E12 N4 $ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 $ 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	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,778	
3	1242	WD DECK A	0	100	16	20	320.00	SF	10.00	10.00	100	1995	1995	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 5,798

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