



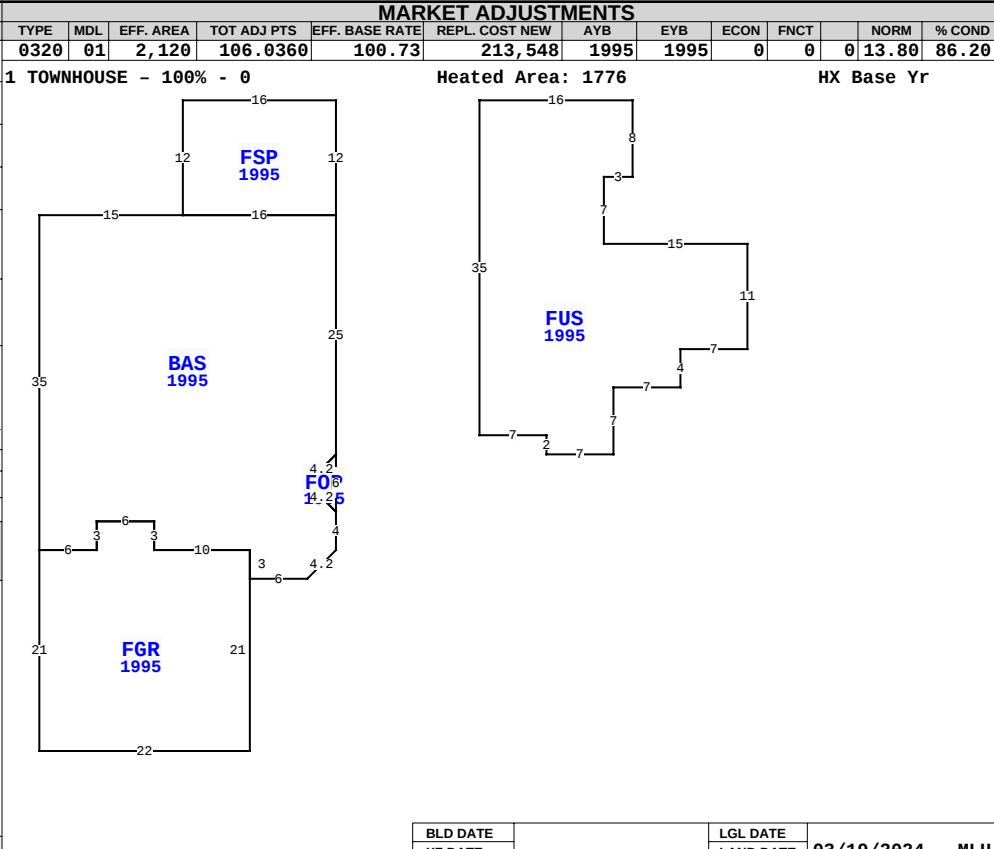
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,081	100	1,081	93,862
FGR	480	55	264	22,923
FOP	9	30	3	260
FSP	192	40	77	6,686
FUS	695	100	695	60,346
TOTALS	2,457		2,120	184,078

L N	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	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	1995	1995	3	70	2,781	
3	0810	CONCRETE A	0 100	0	0	39.00	SF	6.50	6.50	100	1995	1995	3	70	177	
4	1242	WD DECK A	0 100	0	0	416.00	SF	10.00	10.00	100	2000	2000	3	20	832	

LAND DESCRIPTION			TOTAL OB/XF 6,485													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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



2051 W NATURES LN	A, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				184,078	
TOTAL MARKET OB/XF VALUE				6,485	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				340,563	
SOH/AGL Deduction				163,047	
ASSESSED VALUE				177,516	
TOTAL EXEMPTION VALUE		WX HX HB SX		105,000	
BASE TAXABLE VALUE				72,516	
TOTAL JUST VALUE				340,563	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				287,540	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110209	MECH OTHER	1,500	02/14/2011
20101842	REPAIR/RRF	3,000	10/25/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/587	4/13/2023	QC	U	I	11	100
GRANTOR: HRAPKOWSKI JOSEPH T &						
GRANTEE: HRAPKOWSKI FAMILY R						
1062/1561	6/14/2002	WD	Q	I		153,000
GRANTOR: MILANO KENNETH EUGENE						
GRANTEE: HRAPKOWSKI JOSEPH T						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=1995] W16 S12 BAS=[YR=1995] W15 S35 FGR=[YR=1995] S21 E22 N21 W10 N3 W6 S3 W6 \$ E6 N3 E6 S3 E10 S3 E6 U3 R3 N4 FOP=[YR=1995] N6 D3 L3 D3 R3 \$ L3 U3 R3 U3 N25 W16 \$ E16 N12 \$ PTR= E15 FUS=[YR=1995] E16 S8 W3 S7 E15 S11 W7 S4 W7 S7 W7 N2 W7 N35 \$ W15 \$.	