



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	976	100	976	90,595
FGR	417	55	229	21,256
FOP	9	30	3	278
FSP	192	40	77	7,147
FUS	647	100	647	60,056
TOTALS	2,241		1,932	179,333

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	0810	CONCRETE A	0 100	48	16	768.00	SF	6.50	6.50	100	1995	1995	3	70	3,494	
2	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	6.50	100	1995	1995	3	70	573	
3	0855	CONC PAVER	0 100	0	0	610.00	SF	10.00	10.00	100	2004	2004	3	84	5,124	

LAND DESCRIPTION			TOTAL OB/XF 9,191													
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,932	113.3860	107.72	208,115	1995	1995	0	0	0 13.83	86.17
1 TOWNHOUSE - 100% - 2024 Heated Area: 1623 HX Base Yr 2024											
2051 NATURES LN B, FERNANDINA BEACH											
BLD DATE: 03/19/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	48	16	768.00	SF	6.50	6.50	100	1995
2	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	6.50	100	1995
3	0855	CONC PAVER	0 100	0	0	610.00	SF	10.00	10.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	179,333		
TOTAL MARKET OB/XF VALUE	9,191		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	338,524		
SOH/AGL Deduction	0		
ASSESSED VALUE	338,524		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	283,524		
TOTAL JUST VALUE	338,524		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	285,778		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101841	REPAIR/RRF	3,000	10/25/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2654/25	7/14/2023	WD Q	I	I	02
GRANTOR: SILVA FAMILY REVOCABL					
GRANTEE: DUCK EARL & ANNETTE					
2551/1613	3/30/2022	WD Q	I	I	01
GRANTOR: DAHL JARRETT G & MARY					
GRANTEE: SILVA FAMILY REVOCA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W12 FSP=[YR=1995] N12 W16 S12 E16\$ W16 S25 FOP=[YR=1995] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1995] S18 E19 N21 W7 N3 W6 S3 W6 S3\$ N3 E6 N3 E6 S3 E7 N35\$ PTR=E20 FUS=[YR=1995] E13 N14 E13 S35 W7 S2 W6 N7 W6 N4 W7 N12\$ W20\$.											

OTHER ADJUSTMENTS AND NOTES											