LOT 41B
NATURES WALK PB 5/202

SODEN PATRICIA L/E/
2120 NORTH 14TH TERRACE
HOLLYWOOD, FL 33020

2024

00-00-31-147L-041B-0000

BUILDING CHARACTERISTICS

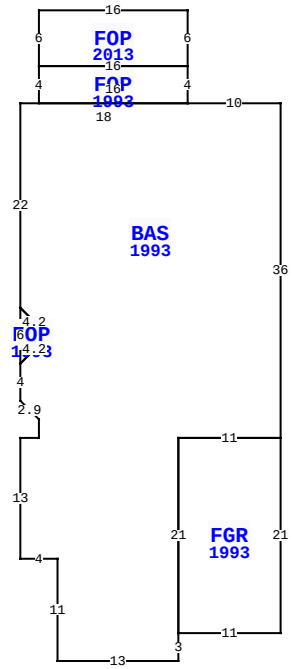
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,357	100	1,357	124,482
FGR	231	55	127	11,650
FOP	9	30	3	275
FOP	64	30	19	1,743
FOP	96	30	29	2,660
TOTALS	1,757		1,535	140,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,535	115.4640	109.69	168,374	1990	1990	0	0	0	16.37	83.63

1 TOWNHOUSE - 0% - 0 Heated Area: 1357 HX Base Yr



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

2027 W NATURES LN B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	140,811
TOTAL MARKET OB/XF VALUE	6,887
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	297,698
SOH/AGL Deduction	26,645
ASSESSED VALUE	271,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,053
TOTAL JUST VALUE	297,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040929	H/AC	4,000	05/20/2004
7559	ADDITION	1,000	03/03/1993
5948	NEW CONSTR	124,845	04/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1654	4/04/2024	WD	U	I	11	100
GRANTOR: SODEN PATRICIA						
GRANTEE: SODEN JUSTIN BERT						
1610/0299	3/12/2009	WD	Q	I	01	175,000
GRANTOR: PHILLIPS WYNNE H						
GRANTEE: SODEN BERT M & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N4 FOP=[YR=2013] N6 W16 S6 E16 $ W16 S4 E16 $ W18 S22 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D2 R2 S2 W2 S13 E4 S11 E13 N3 FGR=[YR=1993] E11 N21 W11 S21 $ N21 E11 N36 $.

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	0810	CONCRETE A	0	0	0	0	1,035.00	SF	6.50	6.50	100	1990	1990	3	59.5	4,003	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
3	0940	SHEDS/PORT	0	0	14	3	42.00	SF	30.00	30.00	100	2009	2009	3	40	504	

LAND DESCRIPTION

TOTAL OB/XF 6,887

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	0	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