

LOT 42B EX E2.5 FT
IN OR 1836/1908
NATURES WALK PB 5/202

BENAC DAVID V & KRISTINE A FAMILY TRUST/BENAC DAVI
25562 MAINSAIL WAY
DANA POINT, CA 92629

2024

00-00-31-147L-042B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
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	823	100	823	77,675
FGR	399	55	219	20,669
FOP	34	30	10	944
FOP	56	30	17	1,605
FUS	864	100	864	81,544

TOTALS	2,176		1,933	182,436
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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	0	0	683.00	SF	6.50	6.50	100	1990
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990
3	0855	CONC PAVER	0	0	0	384.00	SF	7.00	7.00	100	2000

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	0	0006	R-1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,933	117.9920	112.09	216,670	1990	1990		0	0	15.80
1 TOWNHOUSE - 0% - 0 Heated Area: 1687 HX Base Yr											
2015 W NATURES LN B, FERNANDINA BEACH											
BLD DATE: 03/19/2024 MLU											

TOTAL OB/XF 7,146											
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	0	0	683.00	SF	6.50	6.50	100	1990
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						182,436					
TOTAL MARKET OB/XF VALUE						7,146					
TOTAL LAND VALUE - MARKET						150,000					
TOTAL MARKET VALUE						339,582					
SOH/AGL Deduction						24,617					
ASSESSED VALUE						314,965					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						314,965					
TOTAL JUST VALUE						339,582					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						286,332					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081271	REPAIR/RRF	5,200	08/06/2008
6015	NEW CONSTR	142,170	06/06/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1836/1908	1/25/2013	WD	Q	I	01	170,000	
GRANTOR: INTEGRATE HOMES LLC							
GRANTEE: BENAC DAVID V & KRI							
1818/1833	10/11/2012	CT	U	I	18	123,100	
GRANTOR: CLERK OF COURT							
GRANTEE: INTEGRATE HOMES LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W19 BAS=[YR=1993] W38 S14 FOP=[YR=1993] S11 E8 N3 U8 L8 \$ R8 D8 S3 E19 FOP=[YR=1993] E5 N6 U2 L2 L3 D3 S5\$ N5 U3 R3 R2 D2 E4 U2 R2 N17\$ S21 E19 N21\$ PTR= E15 FUS=[YR=1993] E24 S36 W24 N36 \$ W15 \$.											