

BLOCK 18 LOTS S 75 FT OF
27 TO 30 INC
IN OR 1994/1702

WALKER FELICIA & RAMSEY
2163 NATURES GATE COURT S
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0018-0270



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	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	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	68,127
FEP	162	80	130	10,645
UST	64	45	29	2,374
TOTALS	1,058		991	81,147

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	991	112.8600	107.22	106,255	1951	1971	0	0	23.63	76.37
1 SINGLE FAM - 0% - 2023 Heated Area: 832 HX Base Yr											
403 N 4TH ST, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	50	11	550.00	SF	6.50	6.50	100	1981	1981	3
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	1993	1993	3

LAND DESCRIPTION														
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
1	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		81,147	
TOTAL MARKET OB/XF VALUE		1,534	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		382,681	
SOH/AGL Deduction		6,760	
ASSESSED VALUE		375,921	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		375,921	
TOTAL JUST VALUE		382,681	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,746	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100024	2 TON H/AC	3,000	01/07/2010
6347	REPAIR/RRF	300	01/30/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/1982	9/09/2022	WD	Q	I	02	359,000	
GRANTOR: WHIPPLE TRACY A							
GRANTEE: WALKER FELICIA & RA							
1994/1702	7/31/2015	WD	Q	I	01	125,600	
GRANTOR: HALL CHUCK & ANNETTE							
GRANTEE: WHIPPLE TRACY A							

BUILDING NOTES														
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BUILDING DIMENSIONS														
UST=[YR=1993] W8 S8 BAS=[YR=1993] W18 S32 FEP=[YR=2015] S9 E18N9 W18\$ E26 N32 W8\$ E8 N8\$.														