

**BIRMINGHAM BARBARA/
2135 NATURES GATE CT S
FERNANDINA BEACH, FL 32034**

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 80
Exterior Wall16WD FR STUC 20
Roof Structur10STEEL FRME 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 100
Ceiling01FIN.SUSPD 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Fixtures2100
Frame05STEEL 100

Story HeightRMS10100
Stories1.1.100
Units0100
BUD8 Adjustme05DIST 1A 100
Occupancy00OWNER OCC 100

Quality03Quality Level 03
DOR CODE1100STORES, 1 STORY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2004.00

TOTALSTOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASTOTAL GROSS AREATOTALADJUSTMENTSUBTOTALTAXABLEAREABASE TAXABLE VALUETOTAL JUST VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

QUALITY LEVEL

DISTRICT

OWNER OCCUPANCY

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL.COST NEWAYBEYEBCONEFNCTNORM% COND

1101042,31894.5630131.92305,791198819950032.0068.00

HEATED AREA: 2250HX Base YrBAS 1993CAN 1993

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE207,938
TOTAL MARKET OB/XF VALUE9,061
TOTAL LAND VALUE - MARKET186,735
TOTAL MARKET VALUE403,734
SOH/AGL Deduction10,614
ASSESSED VALUE393,120
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE393,120
TOTAL JUST VALUE403,734
NCON VALUE3,052
INCOME VALUE
PREVIOUS YEAR MKT VALUE380,797

SUMMARY DATA

PERMIT NUNDESCRIPTIONAMTISSUED

E1529452MATRESS PLUS SIG006/01/2015
4552N/A1,45009/25/1987
4369N/A57,50006/16/1987

SALES DATA

OFF RECORD NumberDATE TYPE INST Q U V I RSN CD SALE PRICE

2439/17313/05/2021WDQI01324,000

GRANTOR:HERNANDEZ SYLVIE A
GRANTEE:BIMINGHAM BARBARA
1030/04801/10/2002WDQI285,000
GRANTOR:MIXON ROBERT D SR
GRANTEE:HERNANDEZ SYLVIE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S50 CAN=[YR=1993] S5 E45 N5 W45\$ E45 N50\$.

LAND DESCRIPTION TOTAL OB/XF 9,061

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT LND UNIT DPHT % TOT UNIT ADJ LAND OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1001100CSTORE 1FLR00003CI0.00105.0012,449.00SF1.001.001.0015.0015.00186,735

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.29 Total Land Value: 186,735 Market: 0 Agricultural: 0 Common: 186,735 PRINTED 07/30/2025 BY SYS