LOTS 2 & 3 &
S'LY .1 FT OF LOT 1
IN OR 959/1568 & OR 1743/675

WARNER ROBERT S JR & KATHLEEN
2116 NATURES GATE SOUTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-147G-0002-0000

BUILDING CHARACTERISTICS

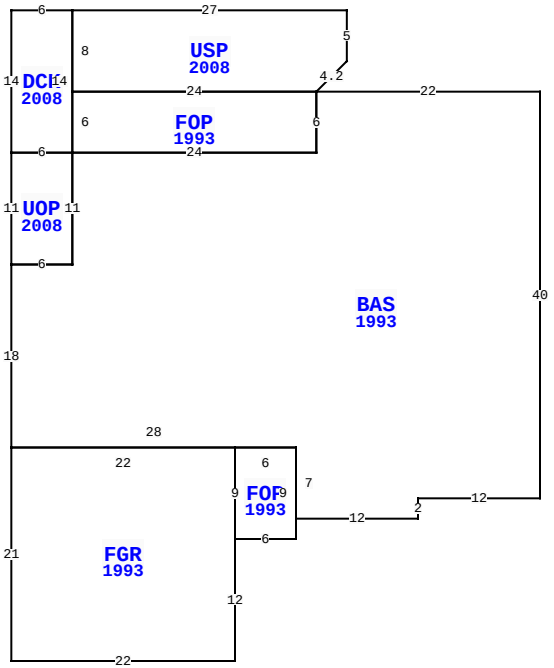
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1993	1,718	237,491
DCK	84	10	2008	8	1,106
FGR	462	55	1993	254	35,112
FOP	54	30	1993	16	2,212
FOP	144	30	1993	43	5,944
UOP	66	20	2008	13	1,797
USP	212	30	2008	64	8,847
TOTALS	2,740			2,116	292,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,116	122.2452	161.36	341,438	1988	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 2001 Heated Area: 1718 HX Base Yr 2001



2116 S NATURES GATE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	292,510
TOTAL MARKET OB/XF VALUE	3,453
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	515,963
SOH/AGL Deduction	291,546
ASSESSED VALUE	224,417
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	173,695
TOTAL JUST VALUE	515,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122365	6 WINDOWS REPLACE	3,077	11/27/2012
20090060	REPIPE EXST.FIXTU	2,375	01/16/2009
20062251	SCREEN ENCLOSURE	6,375	09/29/2006
20060050	GARAGE DOOR REPLA	1,614	01/11/2006
20052145	H/AC	4,000	07/06/2005
20010133	3 TIER DECK	0	01/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/1568	11/28/2000	WD	U	I	07	100
GRANTOR: SHARPE PATRICK J & AS						
GRANTEE: WARNER ROBERT S JR						
0957/0957	11/08/2000	WD	Q	I		163,000
GRANTOR: SHARPE PATRICK J & AS						
GRANTEE: WARNER ROBERT S JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 USP=[YR=2008] U3 R3 N5 W27 DCK=[YR=2008] W6 S14 UOP=[YR=2008] S11 E6 N11 W6$ E6 FOP=[YR=1993] E24 N6 W24 S6$ N14$ S8 E24$S6 W24 S11 W6 S18 FGR=[YR=1993] S21 E22 N12 FOP=[YR=1993] E6 N9 W6 S9$ N9 W22$ E28 S7 E12 N2 E12 N40$.

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	0811	CONCRETE B	0	100	46	16	736.00	SF	5.20	5.20	100	1988	1988	3	52	1,990	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1988	1988	3	52	223	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 3,453

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	RES	100		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	RES	100		R-1	0.00	0.00	1.00	UT		1.00	1.00	0.10	200,000.00	20,000.00	20,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/30/2025 BY SYS