LOT 42 & PT LOT 41
IN OR 1260/1590
NATURES GATE PB 5/200

SPATOLA STEVEN M & JULIE A
4063 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-147G-0042-0000

BUILDING CHARACTERISTICS

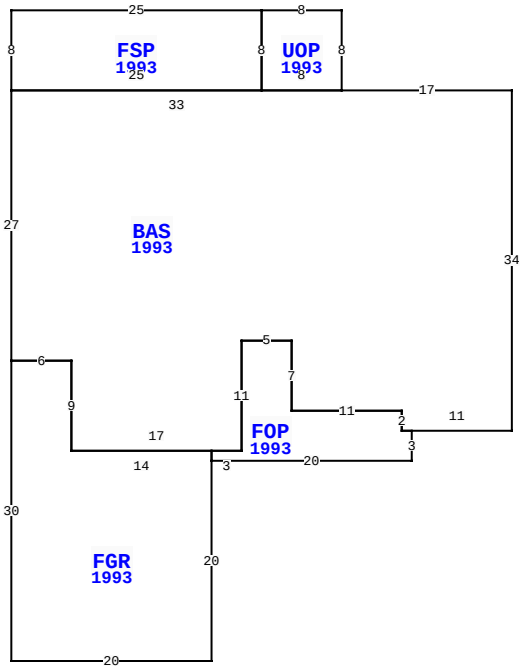
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,625	100	1993	1,625	220,199
FGR	474	55	1993	261	35,367
FOP	121	30	1993	36	4,878
FSP	200	40	1993	80	10,841
UOP	64	20	1993	13	1,762
TOTALS	2,484			2,015	273,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,015	123.7544	163.36	329,170	1989	1989	0	0	0	17.05	82.95

1 SNGL FAM – 0% - 0 Heated Area: 1625 HX Base Yr



2153 N NATURES GATE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	273,047
TOTAL MARKET OB/XF VALUE	5,037
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	478,084
SOH/AGL Deduction	80,877
ASSESSED VALUE	397,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,207
TOTAL JUST VALUE	478,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5688	REMODEL	2,300	11/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/1590	9/21/2004	WD	Q	I		249,900
GRANTOR: DUPONT JACQUELINE MAR						
GRANTEE: SPATOLA STEVEN & JU						
0853/1645	10/28/1998	WD	U	I	07	100
GRANTOR: CHAPLIN LESTER J						
GRANTEE: DUPONT JACQUELINE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N8 W8 FSP=[YR=1993] W25 S8 E25 N8$ S8 E8$ W33 S27 FGR=[YR=1993] S30 E20 N20 FOP=[YR=1993] E20 N3 W1 N2 W11 N7 W5 S11 W3 S1$ N1 W14 N9 W6$ E6 S9 E17 N11 E5 S7 E11 S2 E11 N34$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	0	0	0	987.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,797	

LAND DESCRIPTION

TOTAL OB/XF 5,037

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	0		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS