LOT 44
NATURES GATE PB 5/200

PEARCE BENJAMIN MICHAEL & JESSICA TARALLO
1201 BLY COURT
EUSTIS, FL 32726-7104

2025

00-00-31-147G-0044-0000

BUILDING CHARACTERISTICS

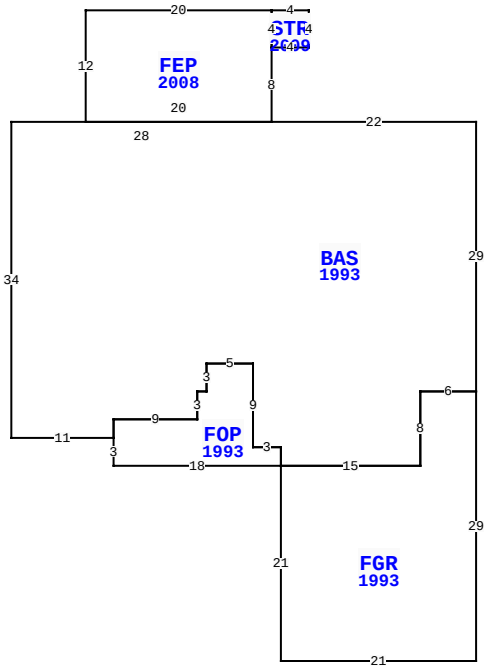
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,655	100	1993	1,655	216,893
FEP	240	80	2008	192	25,162
FGR	489	55	1993	269	35,254
FOP	114	30	1993	34	4,456
STR	16	10	2009	2	262
TOTALS	2,514			2,152	282,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,152	118.9034	156.95	337,756	1991	1995	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 2024 Heated Area: 1655 HX Base Yr



2145 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	282,026
TOTAL MARKET OB/XF VALUE	9,730
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	491,756
SOH/AGL Deduction	20,100
ASSESSED VALUE	471,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,656
TOTAL JUST VALUE	491,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053096	REPAIR/RRF	4,000	11/30/2005
20033700	XFOB	2,000	08/20/2003
990792	XFOB	100	07/06/1999
6302	NEW CONSTR	67,470	12/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1747	7/21/2023	WD	Q	I	01	625,000
GRANTOR: BEAN WARREN C & LUCRE						
GRANTEE: PEARCE BENJAMIN MIC						
2404/1051	10/29/2020	WD	Q	I	02	388,700
GRANTOR: PETERSON HYDIE R & RH						
GRANTEE: BEAN WARREN C & LUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FEP=[YR=2008] N8 STR=[YR=2009] E4N4W4S4$N4 W20 S12 E20 $ W28 S34 E11 FOP=[YR=1993] S3 E18 FGR=[YR=1993] S21 E21 N29 W6 S8 W15 $ N2 W3 N9 W5 S3 W1 S3 W9 S2 $ N2 E9 N3 E1 N3 E5 S9 E3 S2 E15 N8 E6 N29 $.

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	1991	1991	3	68	2,380	
2	0855	CONC PAVER	0	0	0	0	1,117.00	SF	7.00	7.00	100	2014	2014	3	94	7,350	

LAND DESCRIPTION

TOTAL OB/XF 9,730

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