

LOT 45
IN OR 2117/338
NATURES GATE PB 5/200

LOMBARDO JACQUELINE TRUST/LOMBARDO JACQUELINE TRUS
2141 NATURES GATE N
FERNANDINA BEACH, FL 32034

2025

00-00-31-147G-0045-0000



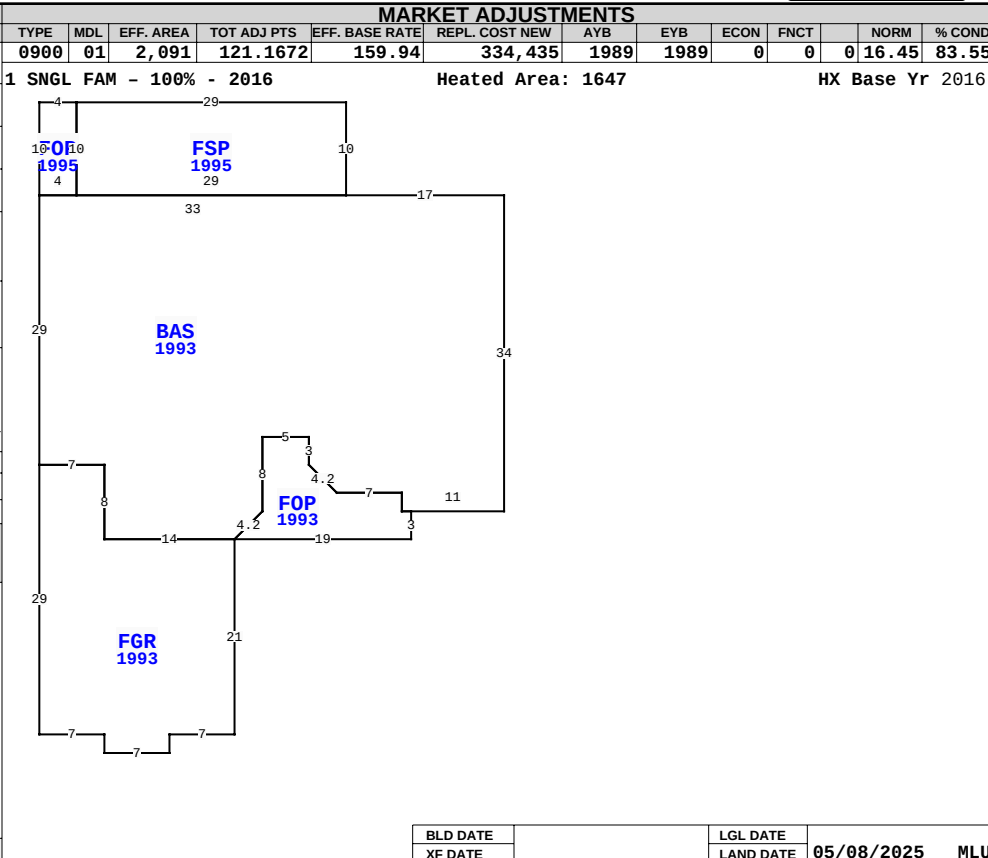
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,647	100	1993	1,647	220,088
FGR	511	55	1993	281	37,550
FOP	117	30	1993	35	4,677
FOP	40	30	1995	12	1,603
FSP	290	40	1995	116	15,501
TOTALS	2,605			2,091	279,420

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00	4.00



TOTAL OB/XF										
4,917										

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		R-1	0.00	0.00	1.00	UT

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		279,420	
TOTAL MARKET OB/XF VALUE		4,917	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		484,337	
SOH/AGL Deduction		238,625	
ASSESSED VALUE		245,712	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		194,990	
TOTAL JUST VALUE		484,337	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9087	XFOB	3,300	05/19/1995
5210	NEW CONSTR	75,215	02/08/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2117/0338	5/01/2017	WD	U	I	11
GRANTOR: LOMBARDO JACQUELINE					
GRANTEE: LOMBARDO JACQUELINE					
1942/1527	10/17/2014	WD	Q	I	02
GRANTOR: BEIGBEDER MICHELLE K					
GRANTEE: LOMBARDO JACQUELINE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W17 FSP=[YR=1995] N10 W29 FOP=[YR=1995] W4 S10 E4 N10 \$ S10 E29 \$ W33 S29 FGR=[YR=1993] S29 E7 S2 E7 N2 E7 N21 FOP=[YR=1993] E19 N3 W1 N2 W7 U3 L3 N3 W5 S8 L3 D3 \$ W14 N8 W7 \$ E7 S8 E14 U3 R3 N8 E5 S3 D3 R3 E7 S2 E11 N34 \$.					