LOT 47
NATURES GATE PB5/200

MASON-SMITH JOHN S & DONNA R
2133 NATURES GATE CT N
FERNANDINA BEACH, FL 32034

2025

00-00-31-147G-0047-0000

BUILDING CHARACTERISTICS

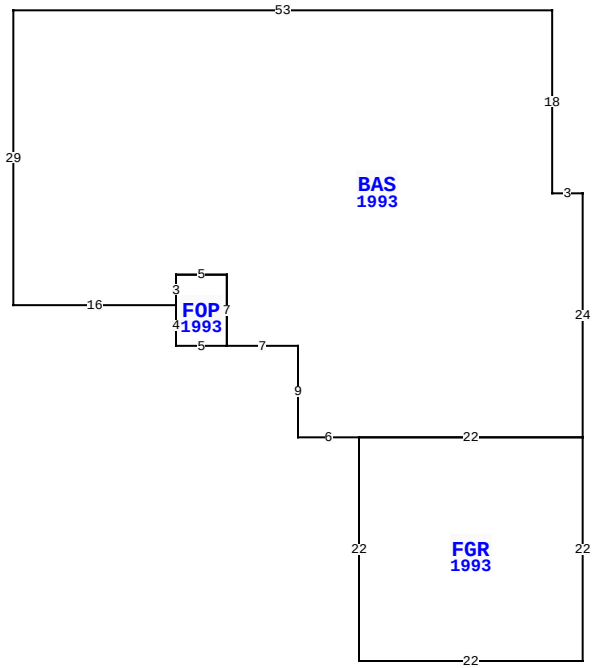
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,947	100	1993	1,947	281,111
FGR	484	55	1993	266	38,406
FOP	35	30	1993	10	1,444
TOTALS	2,466			2,223	320,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	124.2934	164.07	364,728	1988	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2020 Heated Area: 1947 HX Base Yr 2020



2133 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		320,961
TOTAL MARKET OB/XF VALUE		6,895
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		527,856
SOH/AGL Deduction		308,103
ASSESSED VALUE		219,753
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		164,031
TOTAL JUST VALUE		527,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120729	FIRE REPAIRS	70,000	04/24/2012
E002175	NEW CONSTR	0	08/12/1988
P001233	NEW CONSTR	0	07/26/1988
4932	NEW CONSTR	82,000	07/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1363	6/03/2019	WD	U	I	11	100
GRANTOR: FOX BARRY S						
GRANTEE: MASON-SMITH JOHN S						
2279/0138	6/03/2019	WD	Q	I	01	408,000
GRANTOR: FOX BARRY S						
GRANTEE: MASON-SMITH JOHN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S29 E16 FOP=[YR=1993] S4 E5 N7 W5 S3$ N3 E5 S7 E7 S9 E6 FGR=[YR=1993] S22 E22 N22 W22$ E22 N24 W3 N18$.

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	0812	CONCRETE C	0	100	0	0	1,180.00	SF	4.00	4.00	100	1988	1988	3	52	2,454	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	4,340	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1988	1988	3	52	101	

LAND DESCRIPTION

TOTAL OB/XF 6,895

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							

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