

LOT 50
IN OR 716/1246
NATURES GATE PB 5/200

WOODLIEF DONALD R & KIMBERLY M
2121 NATURES GATE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-147G-0050-0000



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	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

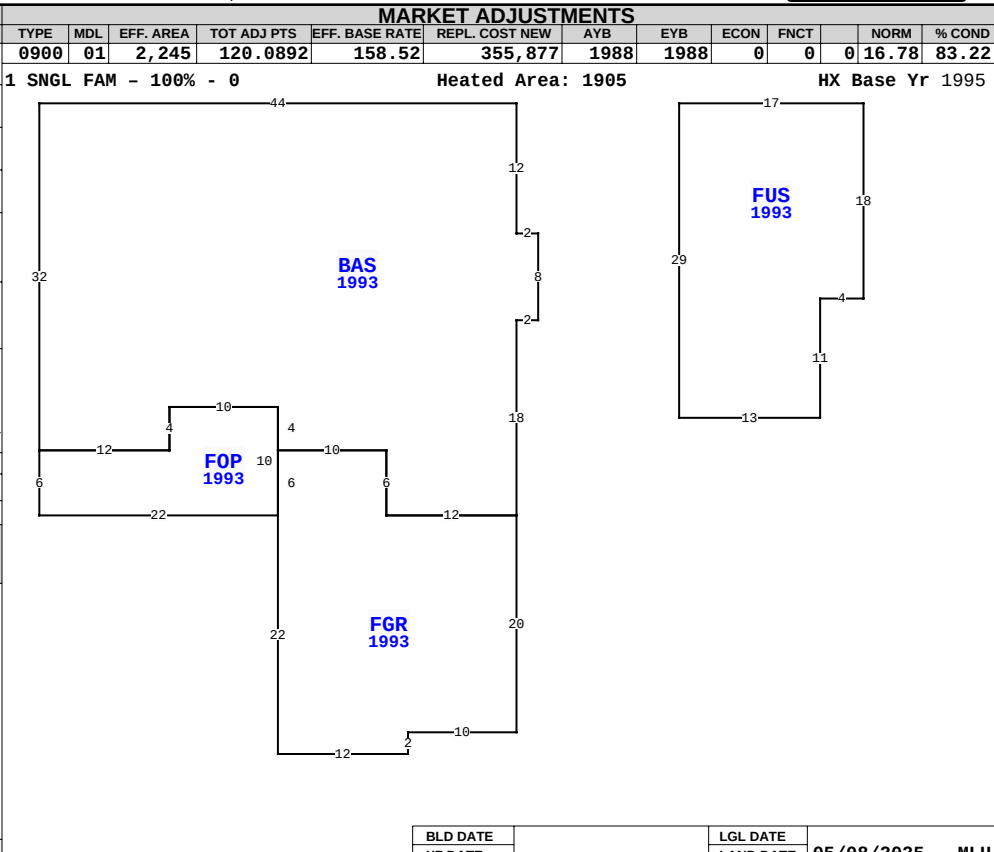
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	1,456	100	1993	1,456	192,076
FGR	524	55	1993	288	37,993
FOP	172	30	1993	52	6,860
FUS	449	100	1993	449	59,232
TOTALS	2,601			2,245	296,161

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	12	10		SF 6.50	6.50
2	0500	FP-PRE FAB	0	100	0	0		UT 3,500.00	3,500.00
3	0812	CONCRETE C	0	100	0	0		SF 4.00	4.00

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



TOTAL OB/XF									
5,030									

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5,030									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
296,161									
TOTAL MARKET OB/XF VALUE									
5,030									
TOTAL LAND VALUE - MARKET									
200,000									
TOTAL MARKET VALUE									
501,191									
SOH/AGL Deduction									
312,486									
ASSESSED VALUE									
188,765									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
137,983									
TOTAL JUST VALUE									
501,191									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
436,798									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061388	REPAIR/RRF	5,304	06/20/2006
20053137	REMODEL	2,000	12/09/2005
4933	NEW CONSTR	82,000	07/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0716/1246	10/21/1994	WD	Q	I		132,000	
GRANTOR:GARVIN JIMMIE O							
GRANTEE:WOODLIEF DONALD R &							
0587/0458	1/03/1990	WD	Q	I		121,000	
GRANTOR:ARMELLINO GARY S							
GRANTEE:GARVIN JIMMIE O							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W44 S32 FOP=[YR=1993] S6 E22 FGR=[YR=1993] S22 E12 N2 E10 N20 W12 N6 W10 S6\$ N10 W10 S4 W12\$ E12 N4 E10 S4 E10 S6 E12 N18 E2 N8 W2 N12\$ PTR=E15 FUS=[YR=1993] E17 S18 W4 S11 W13 N29 \$ W15\$.									