

LOT 51
IN OR 694 PG 287
NATURES GATE PB 5/200

O'CONNOR BONNIE L
2117 NATURES GATE CT NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-147G-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

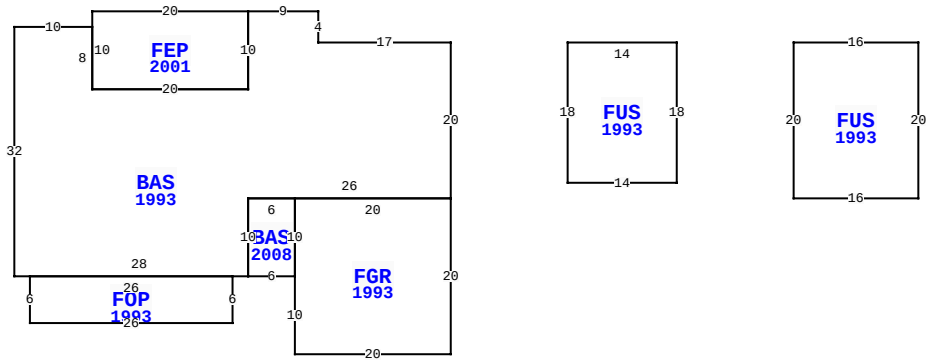
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	188,507
BAS	60	100	2008	60	8,341
FEP	200	80	2001	160	22,243
FGR	400	55	1993	220	30,583
FOP	156	30	1993	47	6,534
FUS	252	100	1993	252	35,033
FUS	320	100	1993	320	44,485
TOTALS	2,744			2,415	335,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0810	CONCRETE A	0	100	0	0			
2	0845	KOOL DECK	0	100	0	0			
3	0861	POOL GUNIT	0	100	21	16			
4	0910	SCRN RM L	0	100	27	31			
5	1242	WD DECK A	0	100	12	10			
6	0851	PATIO STON	0	100	12	15			
7	0940	SHEDS/PORT	0	100	10	10			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	
REVIEW DATE			05/12/2019	BY	KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,415	123.5388	163.07	393,814	1993	1993	0	0	0	14.75	85.25	
1 SNGL FAM - 100% - 2013 Heated Area: 1988 HX Base Yr 2013													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		335,726			
TOTAL MARKET OB/XF VALUE		16,150			
TOTAL LAND VALUE - MARKET		200,000			
TOTAL MARKET VALUE		551,876			
SOH/AGL Deduction		298,005			
ASSESSED VALUE		253,871			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		203,149			
TOTAL JUST VALUE		551,876			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		485,215			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120629	INSTALL 6' FENCE	0	04/12/2012
20071892	REPAIR/RRF	9,200	10/10/2007
20022070	REPAIR/RRF	4,000	12/04/2002
10514	XFOB	400	05/30/1997
8200	SWIM POOL	11,800	03/15/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0694/0287	12/13/1993	WD	Q	I		102,000	
GRANTOR: TREVETT HOMES INC							
GRANTEE: O'CONNOR BONNIE L							

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS=[YR=1993] W17 N4 W9 FEP=[YR=2001] W20 S10 E20 N10 \$ S10
W20 N8 W10 S32 E2 FOP=[YR=1993] S6 E26 N6 W26 \$ E28
BAS=[YR=2008] E6 FGR=[YR=1993] S10 E20 N20 W20 S10\$ N10 W6
S10\$ N10 E26 N20 \$ PTR= E15 FUS=[YR=1993] E14 S18 W14 N18 \$
W15 \$ PTR= E44 FUS=[YR=1993] E16 S20 W16N20 \$ W44 \$.