LOT 1B
IN OR 1974/1717
NATURES WALK PB 5/202

HENSLEE ELAINE & STEPHEN
1002 NATURES WALK DR UNIT B
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-147L-001B-0000**

## BUILDING CHARACTERISTICS

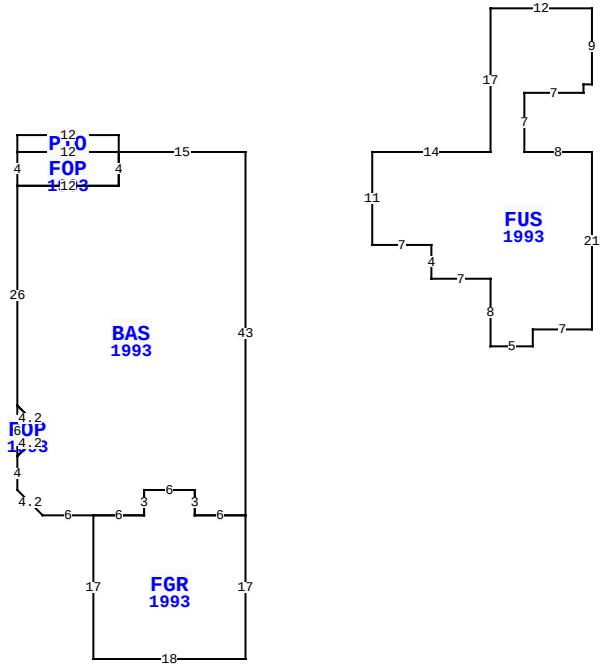
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1029.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,082 | 100 | 1993 | 1,082 | 96,608 |
| FGR | 324 | 55 | 1993 | 178 | 15,893 |
| FOP | 9 | 30 | 1993 | 3 | 268 |
| FOP | 48 | 30 | 1993 | 14 | 1,250 |
| FUS | 591 | 100 | 1993 | 591 | 52,768 |
| PTO | 24 | 5 | 1993 | 1 | 90 |
| TOTALS | 2,078 | | | 1,869 | 166,877 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,869 | 105.6440 | 105.64 | 197,441 | 1992 | 1992 | 0 | 0 | 0 | 15.48 | 84.52 |

1 TOWNHOUSE – 100% - 2016 Heated Area: 1673 HX Base Yr 2016




1002 NATURES WALK DR B, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/19/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 166,877 |
| TOTAL MARKET OB/XF VALUE | | 6,572 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 323,449 |
| SOH/AGL Deduction | | 158,391 |
| ASSESSED VALUE | | 165,058 |
| TOTAL EXEMPTION VALUE | HX HB DD | 60,722 |
| BASE TAXABLE VALUE | | 104,336 |
| TOTAL JUST VALUE | | 323,449 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,908 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20081784 | RE-ROOF | 4,600 | 12/09/2008 |
| 20081050 | AIR HANDLER REPLA | 0 | 06/20/2008 |
| 6758 | NEW CONSTR | 148,020 | 10/02/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1974/1717 | 4/17/2015 | WD | Q | I | 01 | 150,000 |
| GRANTOR: FAIR EUNICE E ET AL | | | | | | |
| GRANTEE: HENSLEE ELAINE & ST | | | | | | |
| 1655/0532 | 12/17/2009 | FJ | U | I | 11 | 0 |
| GRANTOR: FAIR JOAN HOWARD EST | | | | | | |
| GRANTEE: FAIR EUNICE E ET AL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N2 W12 S2 FOP=[YR=1993] S4 E12 N4 W12 $ E12 $ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E18 N17 W6 N3 W6 S3 W6$ E6 N3 E6 S3 E6 N43$ PTR= E15 FUS=[YR=1993] E14 N17 E12 S9 W1 S1 W7 S7 E8 S21 W7 S2 W5N8 W7 N4 W7 N11 $ W15 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 941.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 62 | 3,034 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 70 | 2,450 | |
| 3 | 0858 | SCULP CONC | 0 | 100 | 3 | 30 | 90.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 93 | 1,088 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,572

| 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 | 0006 | R-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS