LOT 2A
NATURES WALK PB 5/202

FRENCH LANCE & KERRYANN
PO BOX 2297
FRISCO, CO 80443

2025

00-00-31-147L-002A-0000

BUILDING CHARACTERISTICS

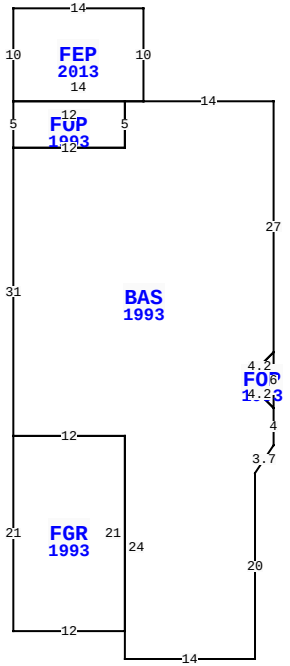
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,280	100	1993	1,280	124,020
FEP	140	80	2013	112	10,852
FGR	252	55	1993	139	13,468
FOP	9	30	1993	3	291
FOP	60	30	1993	18	1,744
TOTALS	1,741			1,552	150,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,552	117.5040	117.50	182,360	1990	1990	0	0	0	17.54	82.46

1 TOWNHOUSE – 100% - 2022 Heated Area: 1280 HX Base Yr 2022



1004 NATURES WALK DR A, FERNANDINA BEACH

BLD DATE		LGL DATE	03/19/2024 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		150,374
TOTAL MARKET OB/XF VALUE		8,787
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		309,161
SOH/AGL Deduction		43,278
ASSESSED VALUE		265,883
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,161
TOTAL JUST VALUE		309,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5691	NEW CONSTR	108,010	11/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1383	6/18/2025	WD	Q	I	01	415,000
GRANTOR: TILLER MATTHEW						
GRANTEE: FRENCH LANCE & KERR						
2468/0319	6/04/2021	WD	Q	I	01	315,000
GRANTOR: DEAN ROBERT J						
GRANTEE: TILLER MICHAEL WAYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2013] N10 W14 S10 FOP=[YR=1993] S5 E12 N5 W12 $ E14 $ W2 S5 W12 S31 FGR=[YR=1993] S21 E12 N21 W12 $ E12 S24 E14 N20 R2 U3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	603.00	SF	6.50	6.50	100	1990	1990	3	57	2,234	
3	0858	SCULP CONC	0	100	0	0	340.00	SF	13.00	13.00	100	2005	2005	3	96	4,243	

LAND DESCRIPTION

TOTAL OB/XF 8,787

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