LOT 5A
NATURES WALK PB 5/202

CHUDZYNSKI MARY B
1010-A NATURES WALK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-005A-0000

BUILDING CHARACTERISTICS

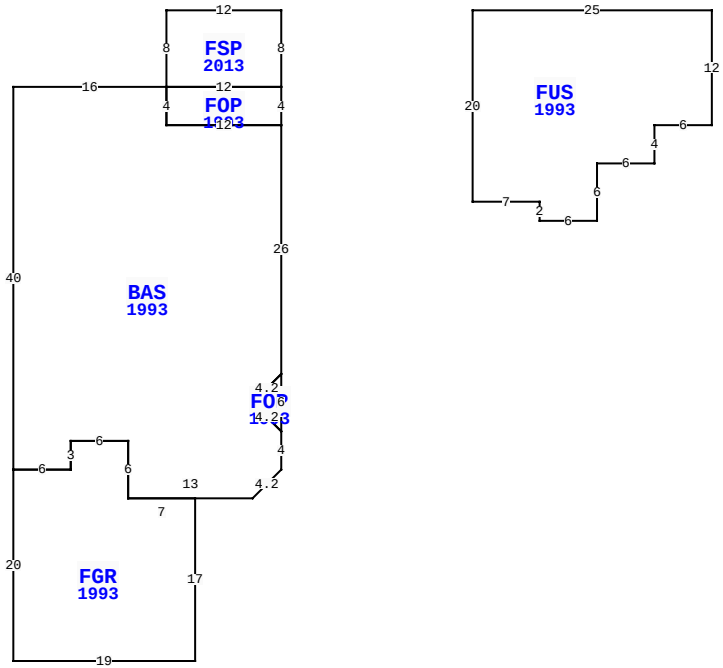
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,089	100	1993	1,089	102,514
FGR	377	55	1993	207	19,486
FOP	9	30	1993	3	282
FOP	48	30	1993	14	1,318
FSP	96	40	2013	38	3,577
FUS	440	100	1993	440	41,420
TOTALS	2,059			1,791	168,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,791	111.8000	111.80	200,234	1991	1991	0	0	0	15.80	84.20

1 TOWNHOUSE – 100% - 2021 Heated Area: 1529 HX Base Yr 2021



1010 NATURES WALK DR A, FERNANDINA BEACH

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

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	794.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,457	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,597
TOTAL MARKET OB/XF VALUE		4,837
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		323,434
SOH/AGL Deduction		65,297
ASSESSED VALUE		258,137
TOTAL EXEMPTION VALUE	WX HX HB SX	105,722
BASE TAXABLE VALUE		152,415
TOTAL JUST VALUE		323,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6637	NEW CONSTR	122,110	07/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/0432	1/03/2020	WD	Q	I	01	265,000
GRANTOR: O'BRIEN DONNA M						
GRANTEE: CHUDZYNSKI RONALD E						
0639/0336	10/21/1991	WD	U	I	09	169,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: O'BRIEN & DEFINIS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W12 S8 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S20 E19 N17 W7 N6 W6 S3 W6$ E6 N3 E6 S6 E13 U3 R3 N4
FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N26
FOP=[YR=1993] N4 W12 S4 E12$ W12 N4$ E12 N8$ PTR= E20
FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,837

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