



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	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		3 100			
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	103,430
FGR	377	55	1993	207	19,661
FOP	9	30	1993	3	285
FOP	48	30	1993	14	1,330
FUS	440	100	1993	440	41,790
PTO	96	5	1993	5	475
TOTALS	2,059			1,758	166,970

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,758	112.8000	112.80	198,302	1991	1991	0	0	0	15.80	84.20	
1 TOWNHOUSE - 100% - 2020 Heated Area: 1529 HX Base Yr													
1010 NATURES WALK DR B, FERNANDINA BEACH													
BLD DATE: 03/19/2024 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991
2	0810	CONCRETE A	0	100	0	0	628.00	SF	6.50	6.50	100	1991	1991
3	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1991	1991
TOTAL OB/XF 5,285													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 150,000.00													
ADJ UNIT PRICE 150,000.00													
LAND VALUE 150,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000													

NASSAU COUNTY PROPERTY											PAGE 1 of 1		2
VALUATION SUMMARY													
VALUATION BY											STANDARD		
Tax Group: 2						Tax Dist:							
BUILDING MARKET VALUE											166,970		
TOTAL MARKET OB/XF VALUE											5,285		
TOTAL LAND VALUE - MARKET											150,000		
TOTAL MARKET VALUE											322,255		
SOH/AGL Deduction											44,044		
ASSESSED VALUE											278,211		
TOTAL EXEMPTION VALUE											13	278,211	
BASE TAXABLE VALUE											0		
TOTAL JUST VALUE											322,255		
NCON VALUE											0		
INCOME VALUE													
PREVIOUS YEAR MKT VALUE											314,702		
PERMIT NUM				DESCRIPTION				AMT			ISSUED		
20110742				H/AC				3,597			05/13/2011		
6637				NEW CONSTR				122,110			07/02/1991		
SALES DATA													
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE			
2303/1464			9/12/2019		WD	Q	I	01		275,000			
GRANTOR: O'BRIEN DONNA M													
GRANTEE: BALDWIN ALLAN JOEL													
0639/0336			10/21/1991		WD	U	I	09		169,900			
GRANTOR: TREVETT HOMES INC													
GRANTEE: O'BRIEN & DEFINIS													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W16 PTO=[YR=1993] N8 W12 S8 FOP=[YR=1993] S4 E12 N4 W12\$ E12 \$ S4 W12 S26 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ R3 D3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19N20 W6N3W6 S6 W7\$ E7 N6 E6 S3 E6 N40\$ PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4 W6 N12\$ W20\$.													