



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 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		3 100
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	1,151	100	1993	1,151	103,471
FGR	438	55	1993	241	21,665
FOP	9	30	1993	3	270
FOP	48	30	1993	14	1,258
FUS	504	100	1993	504	45,308
TOTALS	2,150			1,913	171,972

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	938.00	SF	5.20	
3	0825	BRICK	0 100	0	0	340.00	SF	12.50	
4	0810	CONCRETE A	0 100	0	0	48.00	SF	6.50	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	01	1,913	107.0160	107.02	204,729	1990	1990	0	0
1 TOWNHOUSE - 100% - 1993 Heated Area: 1655 HX Base Yr 1993									
<div><div><div>18</div><div>4</div><div>12</div><div>4</div><div>4</div><div>26</div><div>4.2</div><div>4.2</div><div>4</div><div>7</div><div>3</div><div>6</div><div>3</div><div>7</div><div>3</div><div>7</div><div>21</div><div>20</div><div>21</div><div>21</div><div>24</div><div>21</div><div>24</div></div><div>BAS 1993</div><div>FOP 1993</div><div>FUS 1993</div><div>FGR 1993</div></div>									
TOTALS 2,150 1,913 171,972									

1116 NATURES WALK DR A, FERNANDINA BEACH									
BLD DATE 03/19/2024 MLU									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					171,972				
TOTAL MARKET OB/XF VALUE					9,453				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					331,425				
SOH/AGL Deduction					196,006				
ASSESSED VALUE					135,419				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					84,697				
TOTAL JUST VALUE					331,425				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					323,610				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080716	REPAIR/RRF	4,800	04/29/2008
20080681	REPAIR/RRF	3,900	04/25/2008
6014	NEW CONSTR	124,845	06/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2716/458	6/05/2024	WD	U	I	11	100	
GRANTOR: LORENTSON HILARY E							
GRANTEE: LORENTSON CHRISTOPH							
2080/1981	10/09/2013	QC	U	I	11	100	
GRANTOR: LORENTSON L ALAN & HI							
GRANTEE: LORENTSON HILARY E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W12 BAS=[YR=1993] W18 S40 FGR=[YR=1993] S21 E20 N21 W7 N3 W6 S3 W7 \$ E7 N3 E6 S3 E7 S3 E7 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ L3 U3 U3 R3 N26 W12 N4 \$ S4 E12 N4 \$ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 \$ W15 \$									

LAND DESCRIPTION										TOTAL OB/XF														9,453									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																