LOT 9A
IN OR 1313/53 & OR 2026/1625
NATURES WALK PB5/202

DUNCAN BARBARA
1118-A NATURES WALK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-009A-0000

BUILDING CHARACTERISTICS

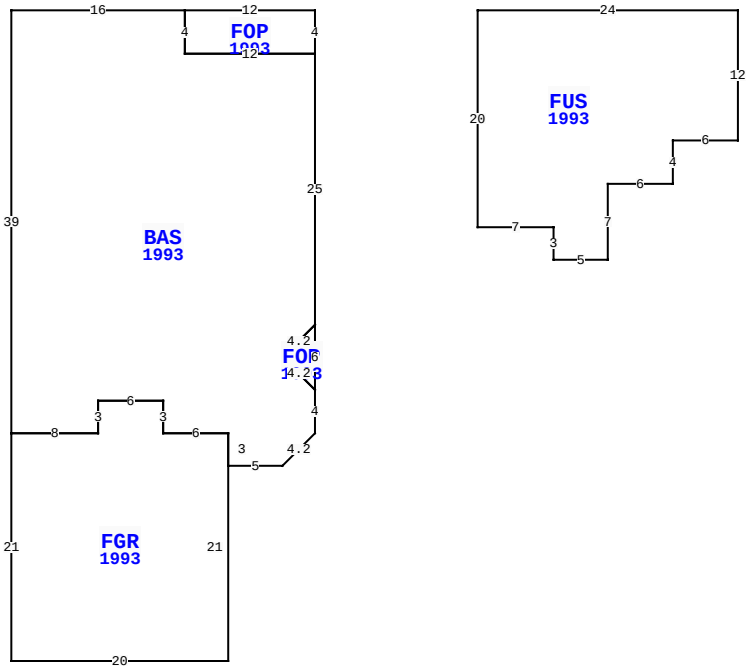
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,037	100	1993	1,037	97,210
FGR	438	55	1993	241	22,591
FOP	9	30	1993	3	281
FOP	48	30	1993	14	1,313
FUS	423	100	1993	423	39,653
TOTALS	1,955			1,718	161,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,718	112.4000	112.40	193,103	1989	1989	0	0	0	16.60	83.40

1 TOWNHOUSE – 0% - 0 Heated Area: 1460 HX Base Yr



1118 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	0811	CONCRETE B	0	0	0	0	910.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,579	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,048
TOTAL MARKET OB/XF VALUE	4,819
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	315,867
SOH/AGL Deduction	5,187
ASSESSED VALUE	310,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,680
TOTAL JUST VALUE	315,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5523	NEW CONSTR	123,060	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/1625	1/15/2016	QC	U	I	11	100
GRANTOR: TRAVILLIAN LOUIS						
GRANTEE: TRAVILLIAN RUBYE &						
1313/0053	4/28/2005	QC	Q	I	01	100
GRANTOR: TRAVILLIAN LOUIS & RU						
GRANTEE: TRAVILLIAN LOUIS ET						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S39 FGR=[YR=1993] S21 E20 N21 W6 N3 W6 S3 W8 $ E8 N3 E6 S3 E6 S3 E5 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N25 W12 N4$ S4 E12 N4$ PTR= E15 FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5 N3 W7 N20$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 4,819

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	0	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