LOT 10B
NATURES WALK PB 5/202

FREUND EUGENE B & BARBARA ANN BAPTISTA UNA
1120 NATURES WALK DRIVE UNIT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-010B-0000

BUILDING CHARACTERISTICS

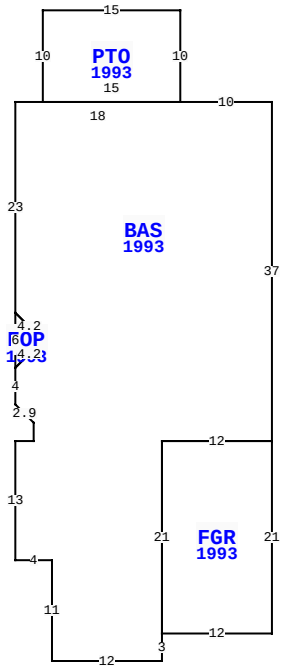
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,361	100	1993	1,361	126,474
FGR	252	55	1993	139	12,917
FOP	9	30	1993	3	278
PTO	150	5	1993	8	743
TOTALS	1,772			1,511	140,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,511	111.4860	111.49	168,461	1990	1990	0	0	0	16.65	83.35

1 TOWNHOUSE - 100% - 2024 Heated Area: 1361 HX Base Yr 2024



1120 NATURES WALK DR B, 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		140,412
TOTAL MARKET OB/XF VALUE		4,290
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		294,702
SOH/AGL Deduction		0
ASSESSED VALUE		294,702
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,980
TOTAL JUST VALUE		294,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1458	4/28/2023	WD	Q	I	02	380,000
GRANTOR: AITKEN JOHN W FAMILY						
GRANTEE: FREUND EUGENE B & B						
2318/1944	11/08/2019	WD	U	I	11	100
GRANTOR: AITKEN LIVING TRUST						
GRANTEE: AITKEN JOHN W FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N10 W15 S10 E15 $ W18 S23 FOP=[YR=1993] S6 R3 U3 U3 L3 $ D3 R3 D3 L3 S4 D2 R2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21 $ N21 E12 N37 $.

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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	1990	1990	3	57	1,980	

LAND DESCRIPTION

TOTAL OB/XF 4,290

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