LOT 11A
IN OR 1891/722
NATURES WALK PB 5/202

O'BRYAN JOHN & JESSICA
17959 BONHOMME RIDGE CT
CHESTERFIELD, MO 63005

2025

00-00-31-147L-011A-0000

BUILDING CHARACTERISTICS

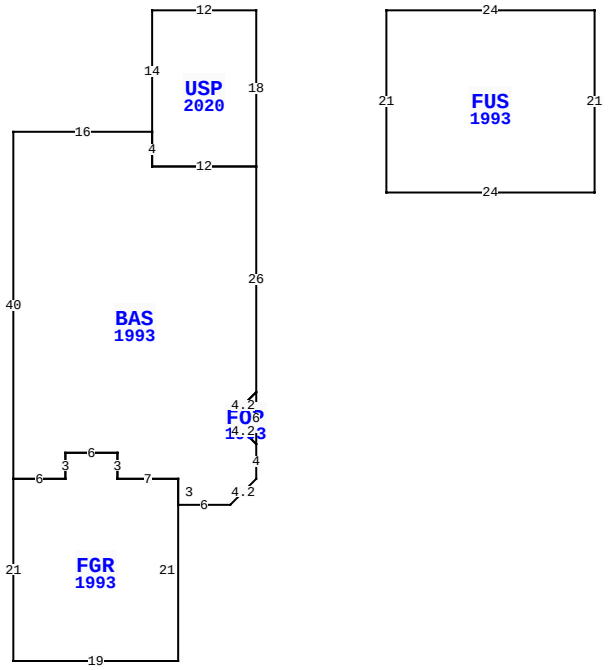
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,068	100	1993	1,068	100,576
FGR	417	55	1993	229	21,565
FOP	9	30	1993	3	282
FUS	504	100	1993	504	47,463
USP	216	30	2020	65	6,121
TOTALS	2,214			1,869	176,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,869	112.1120	112.11	209,534	1990	1990	0	0	0	16.00	84.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1572 HX Base Yr



1122 NATURES WALK CT A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,009
TOTAL MARKET OB/XF VALUE	5,833
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	331,842
SOH/AGL Deduction	3,610
ASSESSED VALUE	328,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,232
TOTAL JUST VALUE	331,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190606	SCRNENC.	0	10/31/2019
20091391	REPAIR/RRF	2,360	10/12/2009
20051376	XFOB	12,000	03/09/2005
5818	NEW CONSTR	138,110	02/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1891/0722	11/26/2013	WD	Q	I	02	195,000
GRANTOR: PEARCE MICHAEL D & PA						
GRANTEE: O'BRYAN JOHN & JESS						
1644/0751	9/24/2009	WD	U	I	12	160,000
GRANTOR: MACHUGA SHARON						
GRANTEE: PEARCE MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2020] W12 S14BAS=[YR=1993] W16 S40 FGR=[YR=1993] S21 E19 N21 W7 N3 W6 S3 W6 $ E6 N3 E6 S3 E7 S3 E6 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N26 W12 N4 $ S4 E12 N18 $ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	0	0	0	951.00	SF	6.50	6.50	100	1990	1990	3	57	3,523	

LAND DESCRIPTION

TOTAL OB/XF 5,833

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 02/11/2021 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS