LOT 12A
NATURES WALK PB5/202

RABETTE JON LEE/RABETTE HATHAWAY INGRAHAM
1124-A NATURES WALK CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-012A-0000

BUILDING CHARACTERISTICS

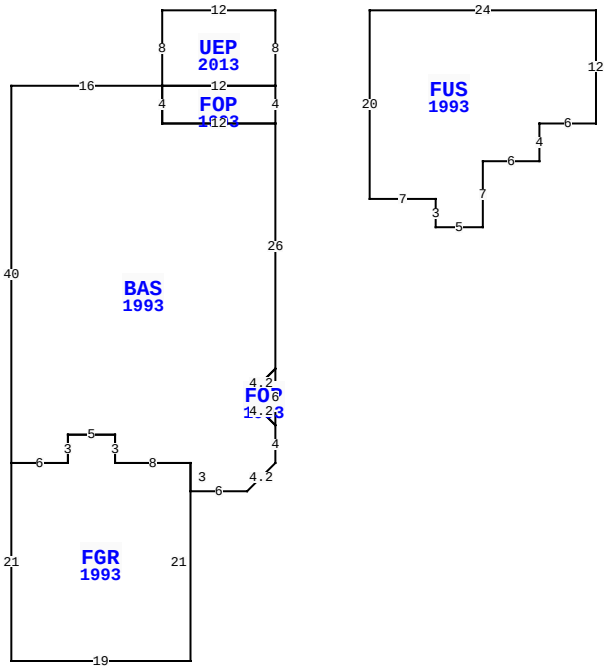
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,071	100	1993	1,071	104,149
FGR	414	55	1993	228	22,172
FOP	9	30	1993	3	292
FOP	48	30	1993	14	1,361
FUS	423	100	1993	423	41,135
UEP	96	60	2013	58	5,640
TOTALS	2,061			1,797	174,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,797	116.6000	116.60	209,530	1989	1989	0	0	0	16.60	83.40

1 TOWNHOUSE – 100% - 2017 Heated Area: 1494 HX Base Yr 2017



1124 NATURES WALK CT 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	0810	CONCRETE A	0	100	0	0	931.00	SF	6.50	6.50	100	1989	1989	3	54.5	3,298	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0855	CONC PAVER	0	100	0	0	592.00	SF	7.00	7.00	100	2011	2011	3	91	3,771	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,748
TOTAL MARKET OB/XF VALUE		9,309
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		334,057
SOH/AGL Deduction		122,843
ASSESSED VALUE		211,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,492
TOTAL JUST VALUE		334,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081520	REPAIR/RRF	2,400	11/05/2009
5510	NEW CONSTR	123,130	08/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1374	6/03/2025	WD	Q	I	01	470,000
GRANTOR: BOLDEN PAMELA FULWOOD						
GRANTEE: RABETTE JON LEE						
2154/0070	10/16/2017	WD	U	I	16	94,000
GRANTOR: FULWOOD GLORIA D						
GRANTEE: BOLDEN PAMELA F						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2013] W12 S8 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S21 E19 N21 W8 N3 W5 S3 W6$ E6 N3 E5 S3 E8 S3 E6 U3 R3 N4
FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N26
FOP=[YR=1993] N4 W12 S4 E12$ W12 N4$ E12 N8$ PTR= E10
FUS=[YR=1993] E24 S12 W6 S4 W6 S7 W5 N3 W7 N20$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 9,309

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