LOT 14B IN OR 1167/1184
NATURES WALK PB5/202

DUNCAN BARBARA
1128-B NATURES WALK CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-014B-0000

BUILDING CHARACTERISTICS

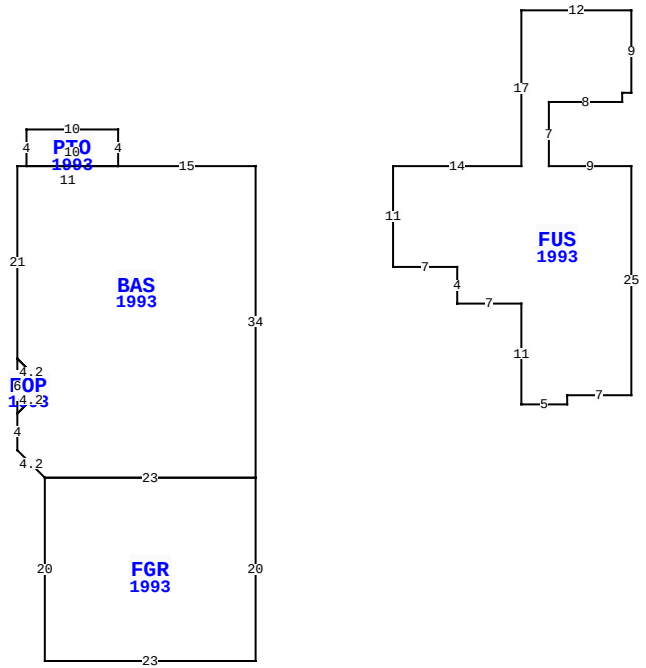
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	871	100	1993	871	84,501
FGR	460	55	1993	253	24,545
FOP	9	30	1993	3	291
FUS	627	100	1993	627	60,830
PTO	40	5	1993	2	194
TOTALS	2,007			1,756	170,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,756	115.4000	115.40	202,642	1992	1992	0	0	0	15.93	84.07

1 TOWNHOUSE – 100% - 2004 Heated Area: 1498 HX Base Yr 2004



1128 NATURES WALK CT B, 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		170,361
TOTAL MARKET OB/XF VALUE		2,138
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		322,499
SOH/AGL Deduction		159,197
ASSESSED VALUE		163,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,580
TOTAL JUST VALUE		322,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6798	NEW CONSTR	108,745	11/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/1184	9/03/2003	WD	Q	I		137,500
GRANTOR: LIVINGSTON LESLIE H						
GRANTEE: DUNCAN BARBARA						
0822/1107	2/17/1998	WD	Q	I		91,000
GRANTOR: VANPUYMBROUCK ROBERT						
GRANTEE: LIVINGSTON LESLIE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N4 W10 S4 E10 $ W11 S21
FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 R3 D3
FGR=[YR=1993] S20 E23 N20 W23 $ E23 N34 $ PTR= E15
FUS=[YR=1993] E14 N17E12 S9 W1 S1 W8 S7 E9 S25 W7 S1 W5 N11 W7 N4 W7 N11 $ 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	0811	CONCRETE B	0	100	0	0	663.00	SF	5.20	5.20	100	1992	1992	3	62	2,138	

LAND DESCRIPTION

TOTAL OB/XF 2,138

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