LOT 20A & E 6.12' OF LOT 20B
IN OR 2089/550
NATURES WALK PB 5/202

ALLOY JOSEPH L & PATRICIA E
1125 NATURES WALK CT A
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-020A-0000

BUILDING CHARACTERISTICS

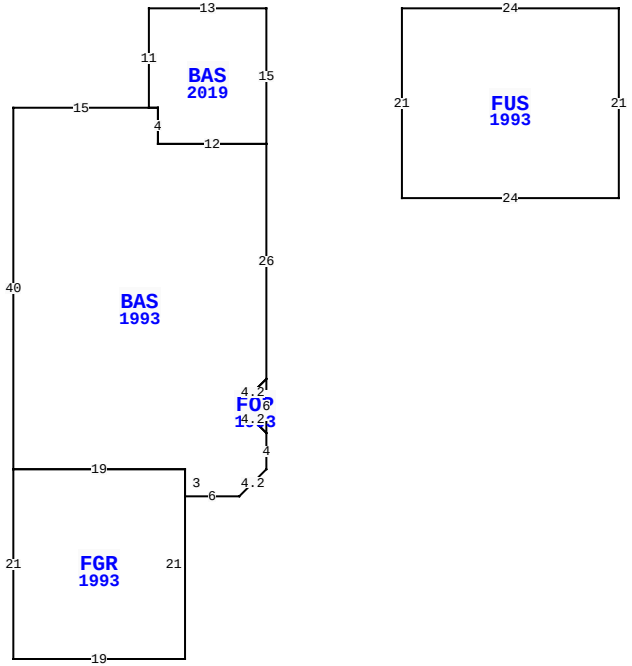
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,086	100	1993	1,086	99,435
BAS	191	100	2019	191	17,488
FGR	399	55	1993	219	20,052
FOP	9	30	1993	3	275
FUS	504	100	1993	504	46,147
TOTALS	2,189			2,003	183,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,003	109.1720	109.17	218,668	1990	1990	0	0	0	16.13	83.87

1 TOWNHOUSE – 100% - 2020 Heated Area: 1781 HX Base Yr 2020



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

1125 NATURES WALK CT A, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,397
TOTAL MARKET OB/XF VALUE	14,909
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	348,306
SOH/AGL Deduction	91,565
ASSESSED VALUE	256,741
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	206,019
TOTAL JUST VALUE	348,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183575	SUNROOM	17,146	10/18/2018
20061097	REPAIR/RRF	5,500	05/18/2006
6032	NEW CONSTR	138,100	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0550	12/15/2016	WD	Q	I	01	225,000
GRANTOR: MARTIN TAMMY L BOWLES						
GRANTEE: ALLOY JOSEPH L & PA						
1766/1621	11/17/2011	WD	Q	I	01	167,000
GRANTOR: JAMASON DENNIS L						
GRANTEE: BOWLES TAMMY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 S11 BAS=[YR=1993] W15 S40FGR=[YR=1993] S21 E19 N21 W19$ E19 S3 E6 R3 U3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ U3 L3 U3 R3 N26W12 N4 W1$ E1S4 E12 N15$ PTR= E15 FUS=[YR=1993] E24S21 W24N21 $ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	927.00	SF	6.50	6.50	100	1990	1990	3	57	3,435	
3	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	
4	0858	SCULP CONC	0	100	0	0	668.00	SF	13.00	13.00	100	2018	2018	3	99	8,597	

LAND DESCRIPTION

TOTAL OB/XF 14,909

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 09/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS