



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	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
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,113	100	1993	1,113	102,458
FGR	353	55	1993	194	17,859
FOP	9	30	1993	3	277
FOP	48	30	1993	14	1,289
FUS	440	100	1993	440	40,504
TOTALS	1,963			1,764	162,386

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,432	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	1,764	109.2000	109.20	192,629	1991	1991	0	0	0 15.70	84.30	
1 TOWNHOUSE - 100% - 2023												
Heated Area: 1553												
HX Base Yr 2023												
2036 W NATURES LN B, FERNANDINA BEACH												
BLD DATE 03/19/2024 MLU												

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	162,386	
TOTAL MARKET OB/XF VALUE	4,812	
TOTAL LAND VALUE - MARKET	150,000	
TOTAL MARKET VALUE	317,198	
SOH/AGL Deduction	44,040	
ASSESSED VALUE	273,158	
TOTAL EXEMPTION VALUE	DX HX HB 55,722	
BASE TAXABLE VALUE	217,436	
TOTAL JUST VALUE	317,198	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	309,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100666	REPAIR/RRF	2,000	04/23/2010
6503	NEW CONSTR	121,000	04/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/1914	6/11/2025	WD	Q	I	01	310,000
GRANTOR: TURNEY DAVID NELSON L						
GRANTEE: EVERGREEN HOME BUYE						
2636/317	5/01/2023	FJ	U	I	11	0
GRANTOR: TURNEY JANE ANN EST						
GRANTEE: TURNEY DAVID NELSON						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 \$ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 \$ R3 D3 L3 D3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N18 W6 N3 W6 S4 W7 \$ E7 N4 E6 S3 E6 N42 \$ PTR= E15 FUS=[YR=1993] E25 S20W7 S2 W6 N6 W6 N4 W6 N12 \$ W15\$.		

TOTAL OB/XF												
4,812												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00	UT		1.00