LOT 25B
NATURES WALK PB 5/202

SARTIN JAMES A & CYNTHIA A L/E/
2060 NATURES LN W UNIT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-025B-0000

BUILDING CHARACTERISTICS

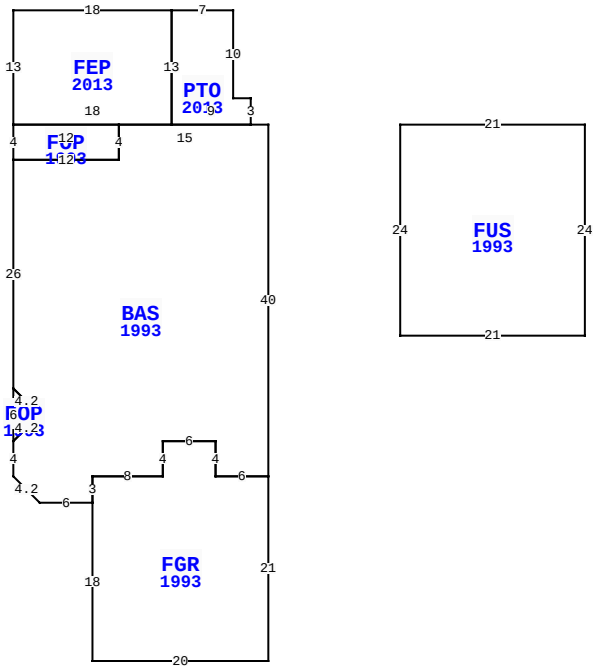
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,102	100	1993	1,102	99,449
FEP	234	80	2013	187	16,875
FGR	444	55	1993	244	22,019
FOP	9	30	1993	3	271
FOP	48	30	1993	14	1,263
FUS	504	100	1993	504	45,483
PTO	97	5	2013	5	451
TOTALS	2,438			2,059	185,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,059	107.6040	107.60	221,548	1990	1990	0	0	0	16.13	83.87

1 TOWNHOUSE – 100% - 2014 Heated Area: 1606 HX Base Yr 2014



2060 W NATURES LN 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		185,812
TOTAL MARKET OB/XF VALUE		9,785
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		345,597
SOH/AGL Deduction		169,329
ASSESSED VALUE		176,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,546
TOTAL JUST VALUE		345,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090320	REPAIR/RRF	3,000	03/12/2009
20080026	H/AC	3,900	01/08/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1491	6/02/2025	LE	U	I	11	100
GRANTOR: SARTIN JAMES A & CYNT						
GRANTEE: LEAPER JAMIE A						
1838/0339	2/01/2013	TD	Q	I	01	165,000
GRANTOR: ASHCRAFT CLYDE DAVID						
GRANTEE: SARTIN JAMES A & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 PTO=[YR=2013] N3 W2 N10 W7 FEP=[YR=2013] W18 S13 FOP=[YR=1993] S4 E12 N4 W12$ E18 N13$ S13 E9 $ W15 S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 R3 D3 E6 FGR=[YR=1993] S18 E20 N21 W6 N4 W6 S4 W8 S3$ N3 E8 N4 E6 S4 E6 N40$ PTR= E15 FUS=[YR=1993] E21 S24 W21 N24$ 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	0855	CONC PAVER	0	100	0	0	869.00	SF	7.00	7.00	100	2014	2014	3	94	5,718	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0855	CONC PAVER	0	100	0	0	267.00	SF	7.00	7.00	100	2014	2014	3	94	1,757	

LAND DESCRIPTION

TOTAL OB/XF 9,785

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