LOT 26A & W2' OF LOT 26B
IN OR 2235/756
NATURES WALK PB 5/202

HILDEBRAND SUE ANN BERRY L/E/
2072-A NATURES LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-026A-0000

BUILDING CHARACTERISTICS

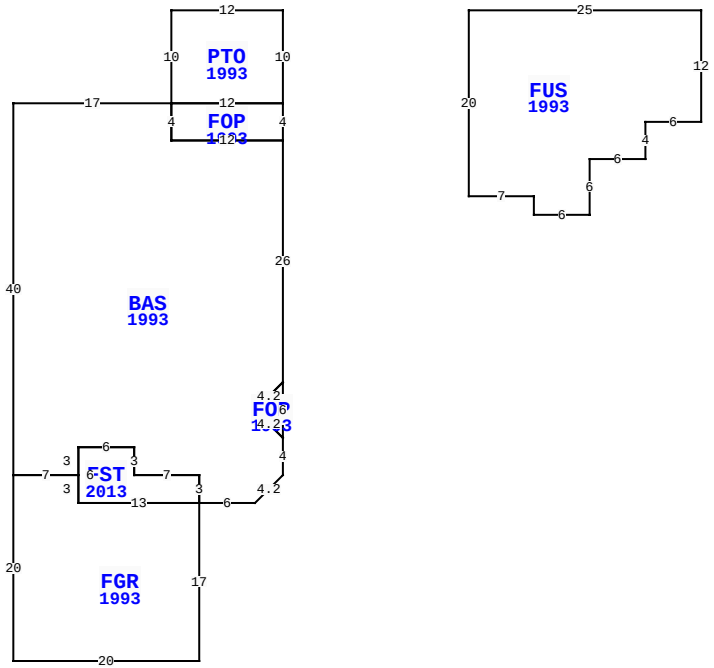
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,108	100	1993	1,108	102,436
FGR	361	55	1993	199	18,398
FOP	9	30	1993	3	277
FOP	48	30	1993	14	1,294
FST	57	55	2013	31	2,866
FUS	440	100	1993	440	40,679
PTO	120	5	1993	6	555
TOTALS	2,143			1,801	166,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,801	109.8000	109.80	197,750	1991	1991	0	0	0	15.80	84.20

1 TOWNHOUSE – 100% - 2018 Heated Area: 1548 HX Base Yr 2018



2072 NATURES LN 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	0500	FP-PRE FAB	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	892.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,760	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	166,506
TOTAL MARKET OB/XF VALUE	5,140
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	321,646
SOH/AGL Deduction	106,547
ASSESSED VALUE	215,099
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	164,377
TOTAL JUST VALUE	321,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120934	REPAIR/RRF	4,200	05/24/2012
20100383	H/AC	2,000	03/03/2010
6418	NEW CONSTR	100,040	03/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0756	11/06/2018	QC	U	I	11	100
GRANTOR: HILDEBRAND SUE ANN BE						
GRANTEE: HILDEBRAND CRYSTA J						
1846/1964	3/20/2012	WD	U	I	30	100
GRANTOR: BERRY CHARLES V & CRY						
GRANTEE: BERRY CHARLES V & C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 S10 BAS=[YR=1993] W17 S40 FGR=[YR=1993] S20 E20 N17 FST=[YR=2013] N3 W7 N3 W6 S6 E13$ W13 N3 W7$ E7 N3 E6 S3 E7 S3 E6 U3 R3 N4 FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 R3 U3 N26 FOP=[YR=1993] N4W12 S4 E12$ W12 N4$ E12 N10$ PTR=E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 5,140

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