LOT 26B EX W2'
IN OR 1198/847
NATURES WALK PB 5/202

SCOTT PAULA KAY
2072-B NATURES LN W
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-026B-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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,377	100	1993	1,377	133,996
FGR	252	55	1993	139	13,526
FOP	9	30	1993	3	292
PTO	120	5	1993	6	584
TOTALS	1,758			1,525	148,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,525	115.5660	115.57	176,244	1991	1991	0	0	0	15.80	84.20

1 TOWNHOUSE – 100% - 2004 Heated Area: 1377 HX Base Yr 2004

2072 W NATURES LN B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,397
TOTAL MARKET OB/XF VALUE		5,320
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		303,717
SOH/AGL Deduction		154,358
ASSESSED VALUE		149,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,637
TOTAL JUST VALUE		303,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120934	RE-ROOF	4,200	05/24/2012
20120766	RE-ROOF	4,000	05/03/2012
6418	NEW CONSTR	100,040	03/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/0847	12/30/2003	WD	Q	I		155,000
GRANTOR: POPE SARAH E						
GRANTEE: SCOTT PAULA KAY						
0982/0526	4/19/2001	WD	Q	I		117,000
GRANTOR: LE ERIKA D						
GRANTEE: POPE SARAH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N10 W12 S10 E12$ W16 S24 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D2 R2 S2 W2 S13 E4 S10 E12 N2 FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N38$.

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	0810	CONCRETE A	0	100	53	11	583.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,255	
3	0810	CONCRETE A	0	100	59	3	177.00	SF	6.50	6.50	100	1991	1991	3	59.5	685	

LAND DESCRIPTION

TOTAL OB/XF 5,320

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