LOT 27A
IN OR 842/1382
NATURES WALK PB 5/202

ANDERSON JON M
2744 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-027A-0000

BUILDING CHARACTERISTICS

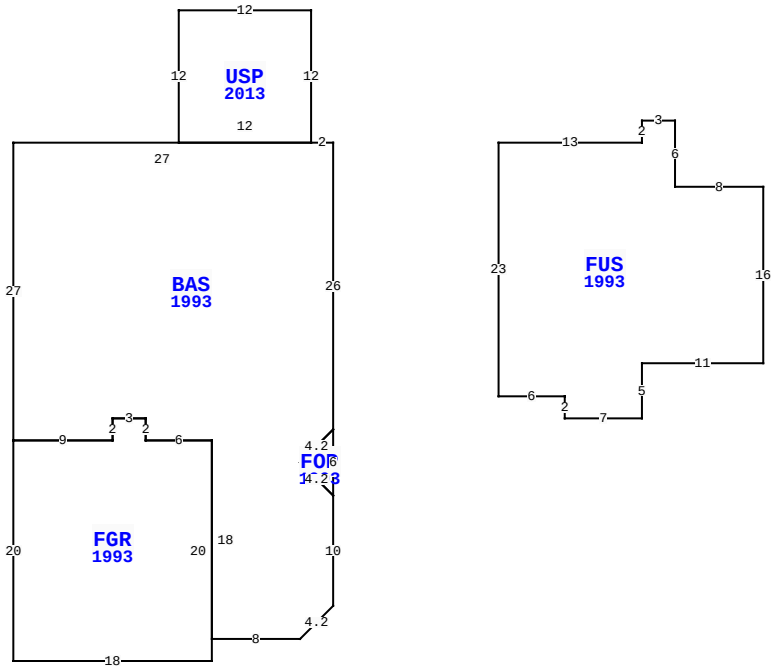
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	962	100	1993	962	90,903
FGR	366	55	1993	201	18,993
FOP	9	30	1993	3	283
FUS	507	100	1993	507	47,908
USP	144	30	2013	43	4,063
TOTALS	1,988			1,716	162,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,716	111.8000	111.80	191,849	1992	1992	0	0	0	15.48	84.52

1 TOWNHOUSE – 0% - 0 Heated Area: 1469 HX Base Yr



2099 NATURES BEND DR A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,151
TOTAL MARKET OB/XF VALUE	2,850
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	315,001
SOH/AGL Deduction	5,845
ASSESSED VALUE	309,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,156
TOTAL JUST VALUE	315,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121635	REPLACE SIDING	1,400	08/10/2012
6759	NEW CONSTR	120,040	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/1382	7/28/1998	WD	Q	I		101,900
GRANTOR: BERGMAN DONALD A & AU						
GRANTEE: ANDERSON JON M						
0670/1874	11/25/1992	WD	Q	I		81,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: BERGMAN DONALD & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=2013] N12 W12 S12 E12 $ W27 S27 FGR=[YR=1993] S20 E18 N20 W6 N2 W3 S2 W9 $ E9 N2 E3 S2 E6 S18 E8 U3 R3 N10 FOP=[YR=1993] N6 L3 D3 R3 D3 $ L3 U3 R3 U3 N26 $ PTR= E15 FUS=[YR=1993] E13 N2 E3 S6 E8 S16 W11 S5 W7 N2 W6 N23 $ 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	0811	CONCRETE B	0	0	0	0	884.00	SF	5.20	5.20	100	1992	1992	3	62	2,850	

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	0	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