LOT 29B
NATURES WALK PB 5/202

RAY THOMAS E
2079-B NATURES BEND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-029B-0000

BUILDING CHARACTERISTICS

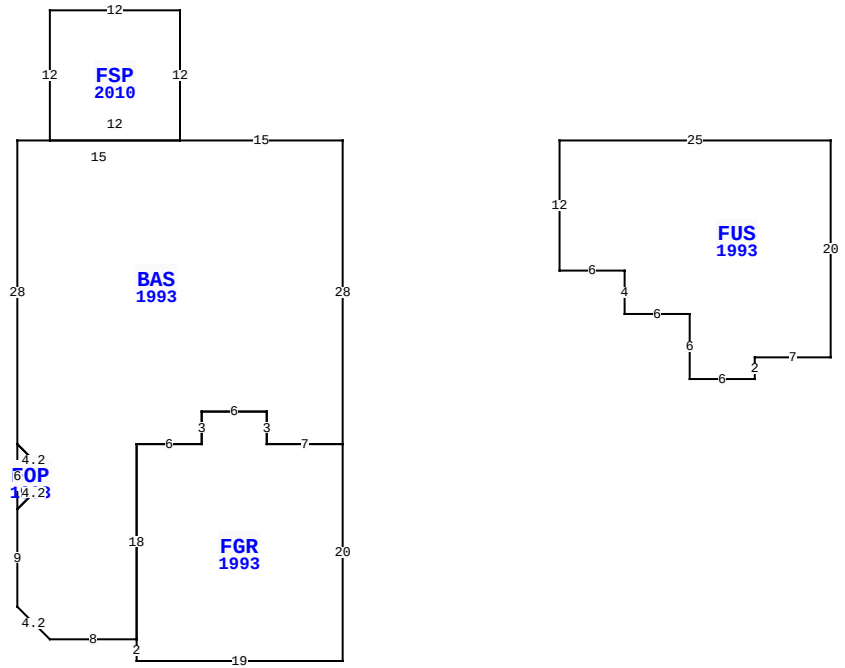
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,007	100	1993	1,007	93,947
FGR	398	55	1993	219	20,431
FOP	9	30	1993	3	280
FSP	144	40	2010	58	5,411
FUS	440	100	1993	440	41,049
TOTALS	1,998			1,727	161,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,727	110.8000	110.80	191,352	1991	1991	0	0	0	15.80	84.20

1 TOWNHOUSE - 100% - 2022 Heated Area: 1447 HX Base Yr 2022



2079 NATURES BEND DR B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,118
TOTAL MARKET OB/XF VALUE		5,954
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		317,072
SOH/AGL Deduction		43,732
ASSESSED VALUE		273,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,618
TOTAL JUST VALUE		317,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E003096	NEW CONSTR	0	07/02/1991
M001469	H/AC	0	06/18/1991
B6561	NEW CONSTR	121,000	05/28/1991
P001844	NEW CONSTR	0	05/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/0285	3/02/2021	WD	Q	I	02	329,000
GRANTOR: MAUTE SUZANNE						
GRANTEE: RAY THOMAS E						
1950/1670	12/08/2014	PR	Q	I	01	206,000
GRANTOR: MOODY TERESSA S P/R						
GRANTEE: MAUTE NORMA J & SUZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2010] N12 W12 S12 E12 $ W15 S28
FOP=[YR=1993] S6 R3 U3 L3 U3 $ R3 D3 D3 L3 S9 R3 D3 E8
FGR=[YR=1993] S2 E19 N20 W7 N3 W6 S3 W6 S18 $ N18 E6 N3 E6
S3 E7 N28 $ PTR= E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4
W6 N12 $ W20 $.

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	0	0	924.00	SF	6.50	6.50	100	1991	1991	3	59.5	3,574	

LAND DESCRIPTION

TOTAL OB/XF 5,954

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