LOT 30A
NATURES WALK PB 5/202

FRYFOGLE LELANI L/KUHN DANA C
2067A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-030A-0000

BUILDING CHARACTERISTICS

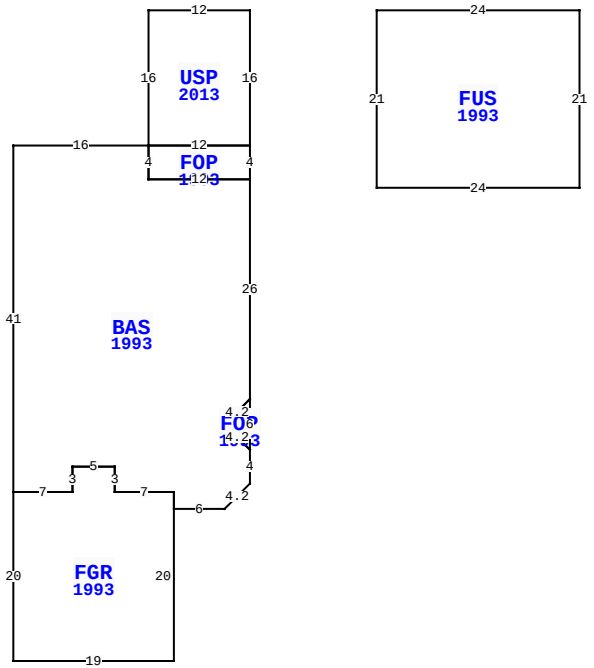
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,090	100	1993	1,090	97,091
FGR	395	55	1993	217	19,329
FOP	9	30	1993	3	267
FOP	48	30	1993	14	1,247
FUS	504	100	1993	504	44,893
USP	192	30	2013	58	5,166
TOTALS	2,238			1,886	167,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,886	106.0360	106.04	199,991	1990	1990	0	0	0	16.00	84.00

1 TOWNHOUSE – 100% - 2020 Heated Area: 1594 HX Base Yr 2020



2067 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,992
TOTAL MARKET OB/XF VALUE		5,230
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		323,222
SOH/AGL Deduction		87,903
ASSESSED VALUE		235,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,597
TOTAL JUST VALUE		323,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090572	REPAIR/RRF	3,000	05/07/2009
5653	NEW CONSTR	138,110	10/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/0170	7/30/2021	QC	U	I	11	42,500
GRANTOR: KUHN LELANI FRYFOGLE						
GRANTEE: FRYFOGLE LELANI L &						
1167/1474	9/03/2003	QC	Q	I	06	100
GRANTOR: FRYFOGLE LELANI & CHR						
GRANTEE: FRYFOGLE LELANI						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2013] W12 S16 BAS=[YR=1993] W16 S41 FGR=[YR=1993] S20 E19 N20 W7 N3 W5 S3 W7 $ E7 N3 E5 S3 E7 S2 E6 U3 R3 N4
FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N 26
FOP=[YR=1993] N4 W12 S4 E12$ W12 N4$ E12 N16$ PTR= E15
FUS=[YR=1993] E24 S21 W24 N21 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	985.00	SF	5.20	5.20	100	1990	1990	3	57	2,920	

LAND DESCRIPTION

TOTAL OB/XF 5,230

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