LOT 32B
IN OR 1723/593
NATURES WALK PB 5/202

FELSEN JONATHAN T & HEATHER B
612 W 3RD ST
ROSWELL, NM 88201

2025

00-00-31-147L-032B-0000

BUILDING CHARACTERISTICS

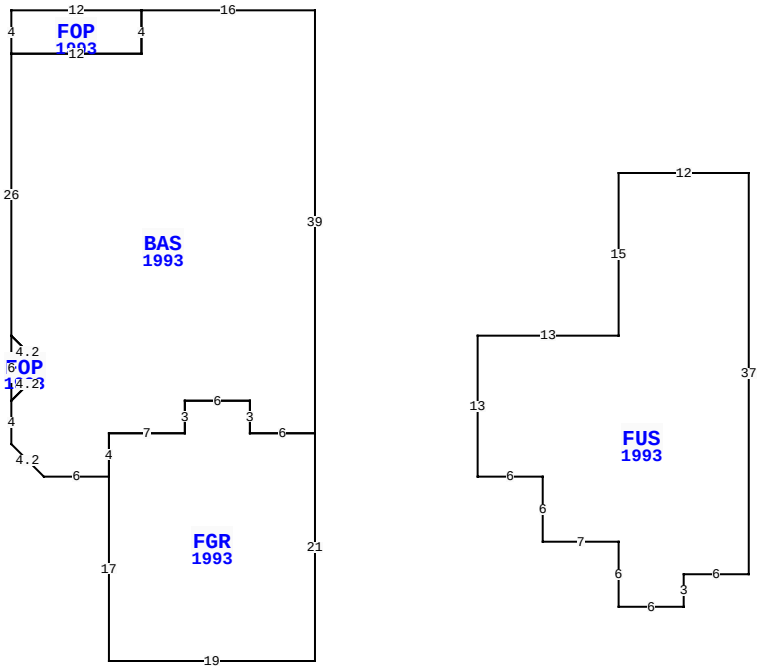
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,049	100	1993	1,049	98,421
FGR	417	55	1993	229	21,485
FOP	9	30	1993	3	281
FOP	48	30	1993	14	1,314
FUS	673	100	1993	673	63,143
TOTALS	2,196			1,968	184,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,968	111.4260	111.43	219,294	1991	1991	0	0	0	15.80	84.20

1 TOWNHOUSE – 0% - 0 Heated Area: 1722 HX Base Yr



2039 NATURES BEND DR B, 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,970	
3	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50	6.50	100	2004	2004	3	83	680	
4	1242	WD DECK A	0	0	0	0	767.00	SF	4.00	4.00	100	2004	2004	3	21	644	
5	0755	FSP	0	0	6	12	72.00	SF	20.00	20.00	100	2004	2004	3	21	302	
6	0754	FOP	0	0	5	6	30.00	SF	15.00	15.00	100	2004	2004	3	21	95	
7	0820	WOOD WALK	0	0	36	3	108.00	SF	11.75	11.75	100	2004	2004	3	40	508	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,646
TOTAL MARKET OB/XF VALUE	7,579
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	342,225
SOH/AGL Deduction	2,170
ASSESSED VALUE	340,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,055
TOTAL JUST VALUE	342,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1723/0593	1/20/2011	WD	U	I	11	146,000
GRANTOR: RESIDENTIAL FUNDING C						
GRANTEE: FELSEN JONATHAN T &						
1685/0400	6/25/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RESIDENTIAL FUNDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4$ S4 W12 S26
FOP=[YR=1993] S6 R3 U3 L3 U3 $ R3 D3 D3 L3 S4 D3 R3 E6
FGR=[YR=1993] S17 E19 N21 W6 N3 W6 S3 W7 S4$ N4 E7 N3 E6 S3
E6 N39$ PTR=E15S30 FUS=[YR=1993] S13 E6
S6E7S6E6N3E6N37W12S15W13$ N30 W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,579

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