LOT 35A
IN OR 1317/1301 & OR 1732/1151
NATURES WALK PB 5/202

CENTRONE DONALD E & MARY ANN
2012-A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-035A-0000

BUILDING CHARACTERISTICS

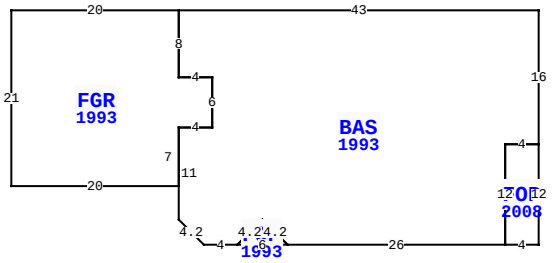
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,119	100	1993	1,119	107,128
FGR	444	55	1993	244	23,360
FOP	9	30	1993	3	287
FOP	48	30	2008	14	1,340
FUS	440	100	1993	440	42,124
TOTALS	2,060			1,820	174,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,820	113.7000	113.70	206,934	1991	1991	0	0	0	15.80	84.20

1 TOWNHOUSE – 100% - 2006 Heated Area: 1559 HX Base Yr 2006



2012 NATURES BEND DR A, FERNANDINA BEACH

BLD DATE	03/28/2014 KK	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	174,238
TOTAL MARKET OB/XF VALUE	6,429
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	330,667
SOH/AGL Deduction	162,253
ASSESSED VALUE	168,414
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	117,692
TOTAL JUST VALUE	330,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112011	SCREEN RM OVER DE	4,000	11/08/2011
20052657	REROOF W/40YR SHN	10,000	09/16/2005
6499	NEW CONSTR	122,110	04/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/1151	3/30/2011	QC	U	I	11	100
GRANTOR: CENTRONE DONALD E & M						
GRANTEE: CENTRONE DONALD E &						
1317/1301	5/13/2005	WD	Q	I		205,000
GRANTOR: RINALDI JACK D						
GRANTEE: CENTRONE DONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FGR=[YR=1993] W20 S21 E20 N7 E4 N6 W4 N8$ S8 E4 S6 W4 S11 R3 D3 E4 FOP=[YR=1993] E6 U3 L3 L3 D3 $ U3 R3 R3 D3 E26 FOP=[YR=2008] E4 N12 W4 S12$ N12 E4 N16$ PTR=E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20$ 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	1,047.00	SF	6.50	6.50	100	1991	1991	3	59.5	4,049	

LAND DESCRIPTION

TOTAL OB/XF 6,429

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