LOT 38A & W 3.59 FT OF LOT 38B
IN OR 2344/1590
NATURES WALK PB 5/202

GLENN MICHAEL B & VICKI A
2052-A NATURES BEND DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-147L-038A-0000**

## BUILDING CHARACTERISTICS

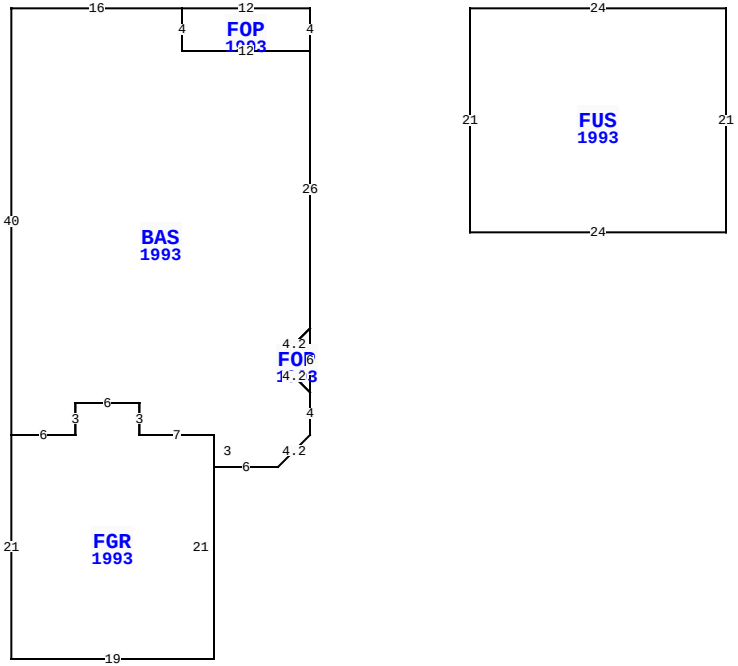
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 1,068 | 100 | 1993 | 1,068 | 100,298 |
| FGR | 417 | 55 | 1993 | 229 | 21,506 |
| FOP | 9 | 30 | 1993 | 3 | 281 |
| FOP | 48 | 30 | 1993 | 14 | 1,315 |
| FUS | 504 | 100 | 1993 | 504 | 47,331 |
| TOTALS | 2,046 | | | 1,818 | 170,732 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,818 | 111.8000 | 111.80 | 203,252 | 1990 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 TOWNHOUSE – 100% - 2021 Heated Area: 1572 HX Base Yr 2021




2052 NATURES BEND DR A, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 170,732 |
| TOTAL MARKET OB/XF VALUE | | 5,612 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 326,344 |
| SOH/AGL Deduction | | 90,226 |
| ASSESSED VALUE | | 236,118 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 185,396 |
| TOTAL JUST VALUE | | 326,344 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,573 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5988 | NEW CONSTR | 138,110 | 05/22/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2344/1590 | 2/28/2020 | WD | Q | I | 01 | 270,000 |
| GRANTOR: BAIA BEATRICE PERLES | | | | | | |
| GRANTEE: GLENN MICHAEL B & V | | | | | | |
| 0901/0734 | 9/29/1999 | WD | U | I | 07 | 100 |
| GRANTOR: LINK CONSTANCE M | | | | | | |
| GRANTEE: PERLES FLORENCE G & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S21 E19 N21 W7 N3 W6 S3 W6 $ E6 N3 E6 S3 E7 S3 E6 U3 R3 N4
FOP=[YR=1993] N6 D3 L3 D3 R3 $ L3 U3 U3 R3 N26 W12 N4 $ S4 E12 N4 $ 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 | 898.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 57 | 2,662 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 16 | 20 | 320.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 640 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,612

| 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