LOT 38B EX W'LY 3.59 FT
IN OR 2490/1693
NATURES WALK PB 5/202

GILLEY STACEY L/KUHN DANA C ET AL
2067 A NATURES BEND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-038B-0000

BUILDING CHARACTERISTICS

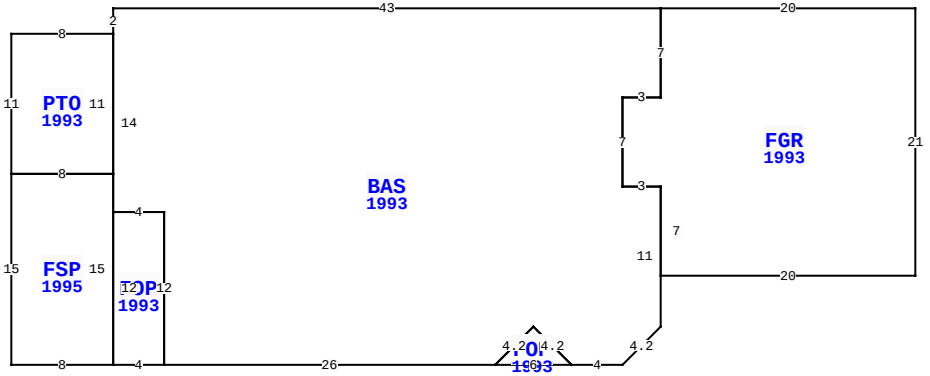
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,122	100	1993	1,122	113,502
FGR	441	55	1993	243	24,582
FOP	9	30	1993	3	303
FOP	48	30	1993	14	1,416
FSP	120	40	1995	48	4,856
PTO	88	5	1993	4	405
TOTALS	1,828			1,434	145,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,434	120.4320	120.43	172,697	1990	1990	0	0	0	16.00	84.00

1 TOWNHOUSE - 100% - 0 Heated Area: 1122 HX Base Yr 2020



2052 NATURES BEND DR B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
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	145,065
TOTAL MARKET OB/XF VALUE	4,972
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	300,037
SOH/AGL Deduction	100,521
ASSESSED VALUE	199,516
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	148,794
TOTAL JUST VALUE	300,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,464

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
2548/1790	1/24/2022	QC	U	I	11	100
GRANTOR: GILLEY STACEY L & DAN						
GRANTEE: GILLEY STACEY L & D						
2548/1787	8/23/2021	FJ	U	I	11	0
GRANTOR: KUHN HERBERT S EST						
GRANTEE: KUHN DANA C & STACE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W43 S2 PTO=[YR=1993] W8 S11 FSP=[YR=1995] S15 E8 FOP=[YR=1993] E4 N12 W4 S12 $ N15 W8 $ E8 N11 $ S14 E4 S12 E26 FOP=[YR=1993] E6 U3 L3 L3 D3 $ U3 R3 R3 D3 E4 U3 R3 N11W3 N7 E3 N7 $ S7 W3 S7 E3 S7 E20 N21 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 4,972

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