LOT 39A
NATURES WALK PB5/202

HRAPKOWSKI FAMILY REVOCABLE TRUST
2051-A NATURES LANE W
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-039A-0000

BUILDING CHARACTERISTICS

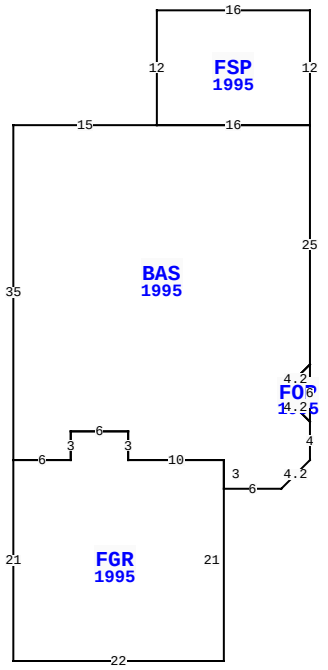
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	

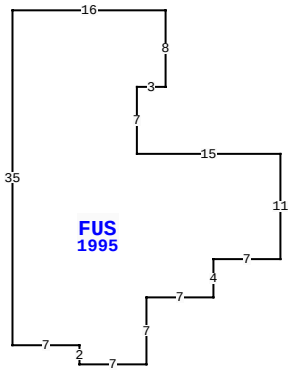
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	1995	1,081	98,237
FGR	480	55	1995	264	23,992
FOP	9	30	1995	3	273
FSP	192	40	1995	77	6,997
FUS	695	100	1995	695	63,159
TOTALS	2,457			2,120	192,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,120	106.0360	106.04	224,805	1995	1995	0	0	0	14.30	85.70

1 TOWNHOUSE – 100% - 0 Heated Area: 1776 HX Base Yr





2051 W NATURES LN 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	192,658
TOTAL MARKET OB/XF VALUE	6,366
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	349,024
SOH/AGL Deduction	166,360
ASSESSED VALUE	182,664
TOTAL EXEMPTION VALUE	WX HX HB SX 105,722
BASE TAXABLE VALUE	76,942
TOTAL JUST VALUE	349,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110209	MECH OTHER	1,500	02/14/2011
20101842	REPAIR/RRF	3,000	10/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/587	4/13/2023	QC	U	I	11	100
GRANTOR: HRAPKOWSKI JOSEPH T &						
GRANTEE: HRAPKOWSKI FAMILY R						
1062/1561	6/14/2002	WD	Q	I		153,000
GRANTOR: MILANO KENNETH EUGENE						
GRANTEE: HRAPKOWSKI JOSEPH T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1995] W16 S12 BAS=[YR=1995] W15 S35 FGR=[YR=1995] S21 E22 N21 W10 N3 W6 S3 W6 $ E6 N3 E6 S3 E10 S3 E6 U3 R3 N4 FOP=[YR=1995] N6 D3 L3 D3 R3 $ L3 U3 R3 U3 N25 W16 $ E16 N12 $ PTR= E15 FUS=[YR=1995] E16 S8 W3 S7 E15 S11 W7 S4 W7 S7 W7 N2 W7 N35 $ 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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	1995	1995	3	68	2,702	
3	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1995	1995	3	68	172	
4	1242	WD DECK A	0	100	0	0	416.00	SF	10.00	10.00	100	2000	2000	3	20	832	

LAND DESCRIPTION

TOTAL OB/XF 6,366

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