LOT 39B
NATURES WALK PB5/202

DUCK EARL & ANNETTE
2051 NATURES LN B
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-039B-0000

BUILDING CHARACTERISTICS

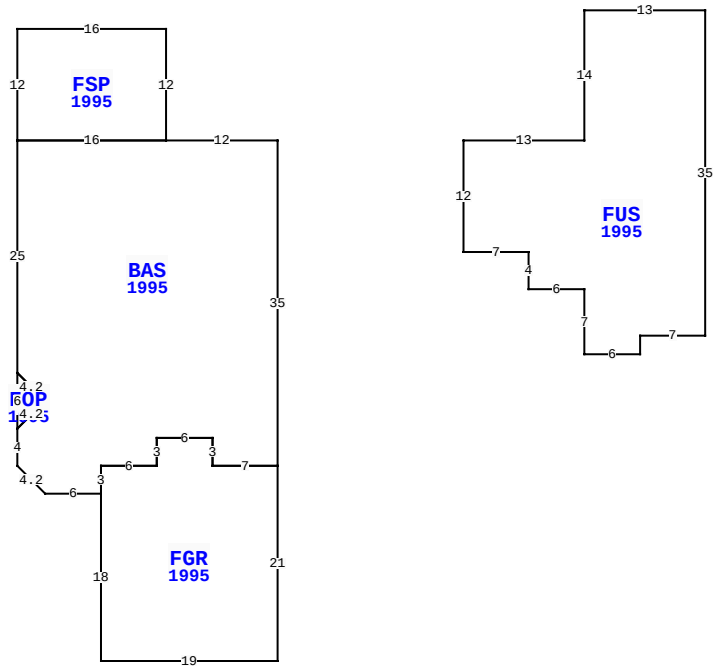
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	976	100	1995	976	94,810
FGR	417	55	1995	229	22,245
FOP	9	30	1995	3	291
FSP	192	40	1995	77	7,480
FUS	647	100	1995	647	62,850
TOTALS	2,241			1,932	187,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,932	113.3860	113.39	219,069	1995	1995	0	0	0	14.33	85.67

1 TOWNHOUSE – 100% - 2024 Heated Area: 1623 HX Base Yr 2024



2051 NATURES LN B, 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		187,676
TOTAL MARKET OB/XF VALUE		9,015
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		346,691
SOH/AGL Deduction		0
ASSESSED VALUE		346,691
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		290,969
TOTAL JUST VALUE		346,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101841	REPAIR/RRF	3,000	10/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/25	7/14/2023	WD	Q	I	02	455,000
GRANTOR: SILVA FAMILY REVOCABL						
GRANTEE: DUCK EARL & ANNETTE						
2551/1613	3/30/2022	WD	Q	I	01	397,500
GRANTOR: DAHL JARRETT G & MARY						
GRANTEE: SILVA FAMILY REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 FSP=[YR=1995] N12 W16 S12 E16$ W16 S25 FOP=[YR=1995] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1995] S18 E19 N21 W7 N3 W6 S3 W6 S3$ N3 E6 N3 E6 S3 E7 N35$ PTR=E20 FUS=[YR=1995] E13 N14 E13 S35 W7 S2 W6 N7 W6 N4 W7 N12$ 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	0810	CONCRETE A	0	100	48	16	768.00	SF	6.50	6.50	100	1995	1995	3	68	3,395	
2	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	1995	1995	3	68	557	
3	0855	CONC PAVER	0	100	0	0	610.00	SF	10.00	10.00	100	2004	2004	3	83	5,063	

LAND DESCRIPTION

TOTAL OB/XF 9,015

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