LOT 41A
NATURES WALK PB 5/202

THOMPSON DAVID A & SUSAN V L/E/
2027 A NATURES LANE W
FERNANDINA BEACH, FL 32034

2025

00-00-31-147L-041A-0000

BUILDING CHARACTERISTICS

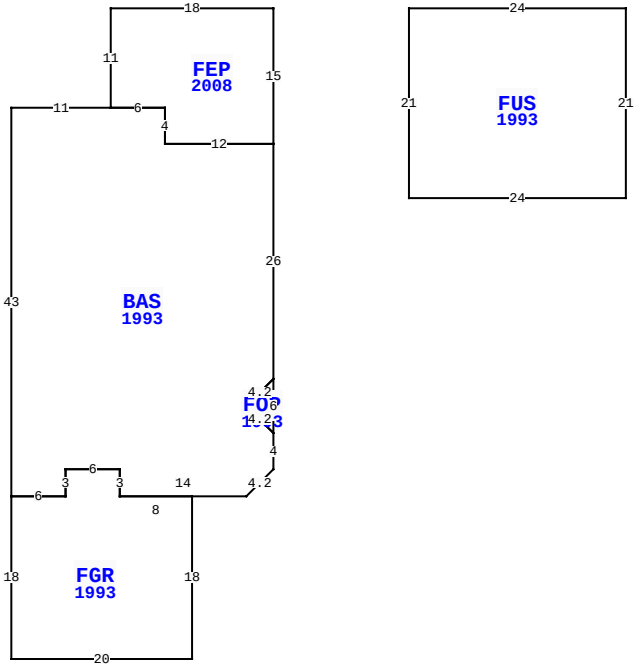
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,168	100	1993	1,168	104,999
FEP	246	80	2008	197	17,710
FGR	378	55	1993	208	18,698
FOP	9	30	1993	3	270
FUS	504	100	1993	504	45,308
TOTALS	2,305			2,080	186,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,080	107.0160	107.02	222,602	1990	1990	0	0	0	16.00	84.00

1 TOWNHOUSE – 100% - 2017 Heated Area: 1672 HX Base Yr 2017



2027 NATURES LN A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	04/21/2009 RK	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	186,986
TOTAL MARKET OB/XF VALUE	5,767
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	342,753
SOH/AGL Deduction	137,456
ASSESSED VALUE	205,297
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	154,575
TOTAL JUST VALUE	342,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120765	RE-ROOF	4,000	05/03/2012
20004493	ADDITION	0	12/08/2000
2004493	ADDITION	18,000	12/08/2000
5948	NEW CONSTR	124,845	04/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1079	2/18/2025	LE	U	I	11	100
GRANTOR: THOMPSON DAVID A & SU						
GRANTEE: D'ANTUONO ELIZABETH						
1582/0952	8/27/2008	QC	U	I	07	100
GRANTOR: WILLIAMS JANET D & HA						
GRANTEE: THOMPSON DAVID A &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W18 S11 BAS=[YR=1993] W11 S43 FGR=[YR=1993] S18 E20 N18 W8 N3 W6 S3 W6 $ E6 N3 E6 S3 E14 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N26 W12 N4 W6 $ E6 S4 E12 N15 $ PTR= E15 FUS=[YR=1993] E24 S21 W24N21 $ 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	0810	CONCRETE A	0	100	0	0	828.00	SF	6.50	6.50	100	1990	1990	3	57	3,068	
2	0830	FLAGSTONE	0	100	0	0	378.00	SF	12.00	12.00	100	1991	1991	3	59.5	2,699	

LAND DESCRIPTION

TOTAL OB/XF 5,767

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