LOT 42A & E2.5' OF LOT 42B
IN OR 1743/866
NATURES WALK PB 5/202

VALENTI MICKEY R & GRACE F
945 RIDGE ROAD
NEWTON, NJ 07860

2025

00-00-31-147L-042A-0000

BUILDING CHARACTERISTICS

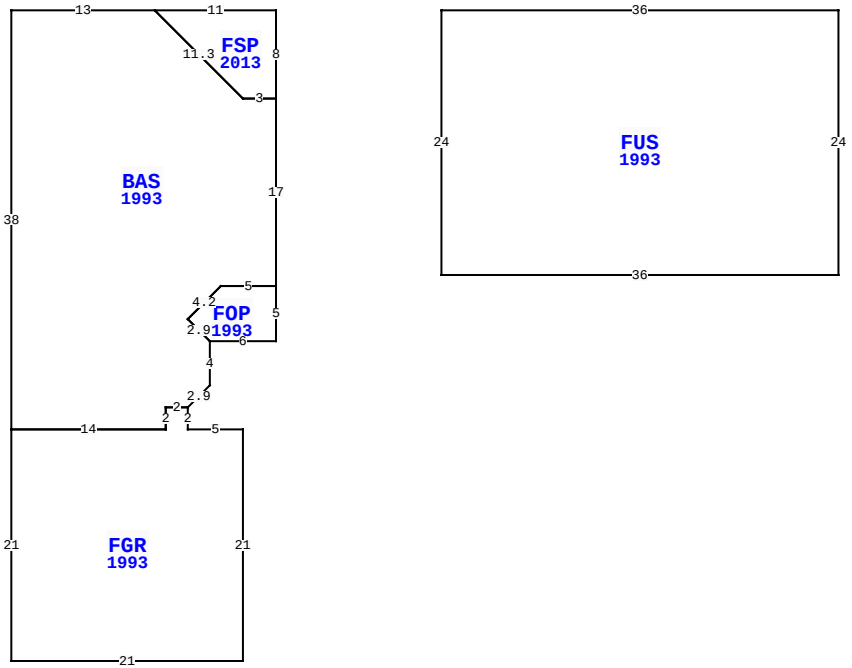
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	765	100	1993	765	71,552
FGR	445	55	1993	245	22,915
FOP	34	30	1993	10	935
FSP	56	40	2013	22	2,057
FUS	864	100	1993	864	80,811
TOTALS	2,164			1,906	178,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,906	111.5240	111.52	212,557	1990	1990	0	0	0	16.13	83.87

1 TOWNHOUSE – 0% - 0 Heated Area: 1629 HX Base Yr



2015 NATURES LN A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,272
TOTAL MARKET OB/XF VALUE	8,775
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	337,047
SOH/AGL Deduction	2,558
ASSESSED VALUE	334,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,489
TOTAL JUST VALUE	337,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131557	H/AC	4,500	07/05/2013
20081272	REPAIR/RRF	5,200	08/06/2008
6015	NEW CONSTR	142,170	06/06/1990
6015	NEW CONSTR	142,170	06/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1743/0866	6/16/2011	WD	U	I	12	144,000
GRANTOR: HUMBERSON DONNA						
GRANTEE: VALENTI MICKEY R &						
1516/0450	8/01/2007	WD	Q	I		220,000
GRANTOR: KIMMEL ROBERT A & PAT						
GRANTEE: HUMBERSON DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W11 BAS=[YR=1993] W13 S38 FGR=[YR=1993] S21 E21 N21 W5 N2 W2 S2 W14 $ E14 N2 E2 U2 R2 N4 FOP=[YR=1993] E6 N5 W5 D3 L3 R2 D2 $ U2 L2 U3 R3 E5 N17 W3 U8 L8 $ D8 R8 E3 N8 $ PTR= E15 FUS=[YR=1993] E36 S24 W36 N24 $ 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	0811	CONCRETE B	0	0	0	0	885.00	SF	5.20	5.20	100	1990	1990	3	57	2,623	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0855	CONC PAVER	0	0	0	0	499.00	SF	10.00	10.00	100	2000	2000	3	77	3,842	

LAND DESCRIPTION

TOTAL OB/XF 8,775

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	0	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