LOT 42B EX E2.5 FT
IN OR 1836/1908
NATURES WALK PB 5/202

BENAC DAVID V & KRISTINE A FAMILY TRUST/BENAC DAVI
25562 MAINSAIL WAY
DANA POINT, CA 92629

2025

00-00-31-147L-042B-0000

BUILDING CHARACTERISTICS

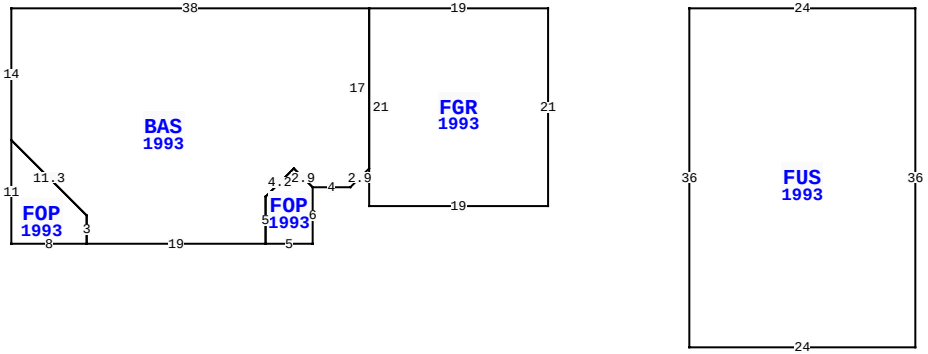
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	823	100	1993	823	81,443
FGR	399	55	1993	219	21,672
FOP	34	30	1993	10	990
FOP	56	30	1993	17	1,682
FUS	864	100	1993	864	85,500
TOTALS	2,176			1,933	191,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,933	117.9920	117.99	228,075	1990	1990	0	0	0	16.13	83.87

1 TOWNHOUSE – 0% - 0 Heated Area: 1687 HX Base Yr



2015 W NATURES LN B, FERNANDINA BEACH

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

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	0	0	0	683.00	SF	6.50	6.50	100	1990	1990	3	57	2,531	
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	384.00	SF	7.00	7.00	100	2000	2000	3	77	2,070	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,287
TOTAL MARKET OB/XF VALUE	6,911
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	348,198
SOH/AGL Deduction	1,737
ASSESSED VALUE	346,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,461
TOTAL JUST VALUE	348,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081271	REPAIR/RRF	5,200	08/06/2008
6015	NEW CONSTR	142,170	06/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1836/1908	1/25/2013	WD	Q	I	01	170,000
GRANTOR: INTEGRATE HOMES LLC						
GRANTEE: BENAC DAVID V & KRI						
1818/1833	10/11/2012	CT	U	I	18	123,100
GRANTOR: CLERK OF COURT						
GRANTEE: INTEGRATE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 BAS=[YR=1993] W38 S14 FOP=[YR=1993] S11 E8 N3 U8 L8 $ R8 D8 S3 E19 FOP=[YR=1993] E5 N6 U2 L2 L3 D3 S5$ N5 U3 R3 R2 D2 E4 U2 R2 N17$ S21 E19 N21$ PTR= E15 FUS=[YR=1993] E24 S36 W24 N36 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,911

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