LOT 4
LESLIE COURT PB 5/63

925 DUPLEX LLC
2138 NATURES GATE COURT N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1430-0004-0000

BUILDING CHARACTERISTICS

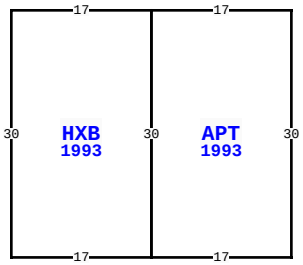
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

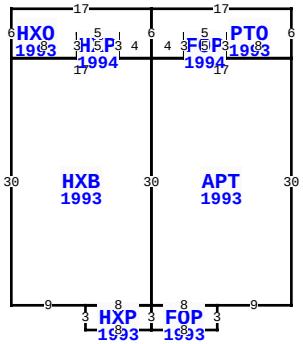
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	510	100	1993	510	64,752
APT	510	100	1993	510	64,752
FOP	24	30	1993	7	889
FOP	15	30	1994	4	508
HXB	510	100	1993	510	64,752
HXB	510	100	1993	510	64,752
HXO	87	5	1993	4	508
HXP	24	30	1993	7	889
HXP	15	30	1994	4	508
PTO	87	5	1993	4	508
TOTALS	2,292			2,070	262,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,070	107.3100	149.16	308,761	1985	1995	0	0	0	14.88	85.12

1 DUPLEX 0% - 2024 Heated Area: 2040 HX Base Yr





925 S 18TH ST A&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	262,817
TOTAL MARKET OB/XF VALUE	986
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	398,803
SOH/AGL Deduction	0
ASSESSED VALUE	398,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,803
TOTAL JUST VALUE	398,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111056	POD	200	06/23/2011
20042182	REPAIR/RRF	3,000	11/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/958	5/16/2023	WD	U	I	30	255,200
GRANTOR: LANIUS MATTHEW						
GRANTEE: 925 DUPLEX LLC						
2421/0658	12/29/2020	WD	Q	I	01	357,000
GRANTOR: BREWER WILLIAM A						
GRANTEE: LANIUS MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W17 HXO=[YR=1993] W17 S6 HXB=[YR=1993] S30E9 HXP=[YR=1993] S3E8 FOP=[YR=1993] E8N3 APT=[YR=1993] E9N30W17 S30 E8$ W8S3$ N3W8$ E8N30 W17$ E8 HXP=[YR=1994] E5N3W5S3$ N3E5S3E4 N6$ S6E4 FOP=[YR=1994] E5N3W5S3$ N3 E5S3E8N6$ PTR=N10 APT=[YR=1993] N30 W17 HXB=[YR=1993] W17S30E17N30$ S30 E17$ S10$.

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
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	
4	1243	WD DECK F	0	0	16	8	128.00	SF	4.00	4.00	100	2011	2011	3	40	205	
5	1243	WD DECK F	0	0	16	8	128.00	SF	4.00	4.00	100	2011	2011	3	40	205	

LAND DESCRIPTION

TOTAL OB/XF 986

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	000800	C	MULTI-FAMILY	0	0006	R-1	70.00	100.00	1.00	UT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS