LOTS 41 & 40
IN OR 803/220
EX PT OR 573/745

ASHCRAFT CLYDE D & CAROLYN B
2157 NATURES GATE COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-147G-0041-0000

BUILDING CHARACTERISTICS

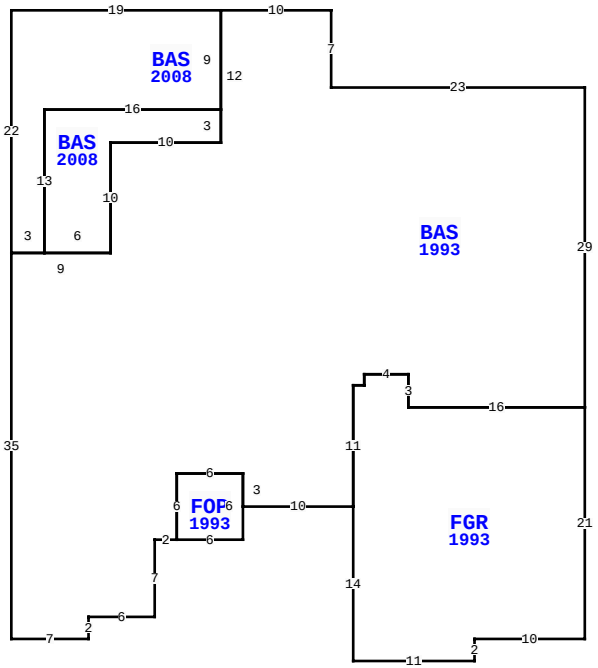
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	1993	1,790	249,822
BAS	108	100	2008	108	15,073
BAS	210	100	2008	210	29,309
FGR	477	55	1993	262	36,566
FOP	36	30	1993	11	1,535
TOTALS	2,621			2,381	332,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,381	121.7062	169.17	402,794	1990	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 1991 Heated Area: 2108 HX Base Yr 1991



2157 N NATURES GATE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	05/04/2026 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	332,305
TOTAL MARKET OB/XF VALUE	3,850
TOTAL LAND VALUE - MARKET	410,000
TOTAL MARKET VALUE	746,155
SOH/AGL Deduction	410,619
ASSESSED VALUE	335,536
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	284,125
TOTAL JUST VALUE	746,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062562	REMODEL	200	11/16/2006
20062498	ADDITION	41,720	11/09/2006
20060048	REPAIR/RRF	5,208	01/11/2006
5721	NEW CONSTR	87,570	10/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/0220	8/14/1997	WD	Q	I	01	100
GRANTOR: ASHCRAFT CLYDE D & CA						
GRANTEE: ASHCRAFT CLYDE D &						
0669/0498	10/28/1992	WD	Q	I	01	100
GRANTOR: ASHCRAFT CLYDE & C B						
GRANTEE: ASHCRAFT CLYDE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N7 W10 BAS=[YR=2008] W19 S22 E3BAS=[YR=2008] E6 N10 E10 N3 W16 S13 $ N13 E16 N9 $ S12 W10 S10 W9 S35 E7 N2 E6 N7 E2 FOP=[YR=1993] E6 N6 W6 S6 $ N6 E6 S3 E10 FGR=[YR=1993] S14 E11 N2 E10 N21 W16 N3 W4 S1 W1 S11 $ N11 E1 N1 E4 S3 E16 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	1243	WD DECK F	0	100	12	12	144.00	SF	8.00	8.00	100	1995	1995	3	20	230	
4	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	1995	1995	3	85	918	
5	1242	WD DECK A	0	100	0	0	132.00	SF	10.00	10.00	100	2010	2010	3	35	462	

LAND DESCRIPTION

TOTAL OB/XF 3,850

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		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							
2	000100	C	RES	100		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 410,000 Market: 0 Agricultural: 0 Common: 410,000 PRINTED 07/09/2026 BY SYS