

**PENDLETON ROBERT H & TAMARA A L/E/
2125 NATURES GATE COURT NORTH
FERNANDINA BEACH, FL 32034**

00-00-31-147G-0049-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 70

12

CEDAR 30

08

IRREGULAR 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

11

CLAY TILE 20

03

CENTRAL 100

04

AIR DUCTED 100

3 100

2 100

02

WOOD FRAME 100

1.

1. 100

0 100

00

NONE 100

05

Quality Level 05

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

1,551

100

1993

1,551

225,550

FGR

471

55

1993

259

37,664

FOP

35

30

1993

10

1,454

TOTALS

2,057

1,820

264,669

EXTRA FEATURES

L N

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

1991

1991

3

66

2,310

6 1076

TRELLIS A

0 100

0

0

280.00

SF

7.50

7.50

100

2000

2000

3

85

1,785

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

205,000

Market:

0

Agricultural:

0

Common:

205,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,820

124.7400

173.39

315,570

1991

1991

0

0

16.13

83.87

1 SNGL FAM

100% - 1993

Heated Area: 1551

HX Base Yr 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026

MLU

2125 N NATURES GATE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

264,669

TOTAL MARKET OB/XF VALUE

4,095

TOTAL LAND VALUE - MARKET

205,000

TOTAL MARKET VALUE

473,764

SOH/AGL Deduction

301,126

ASSESSED VALUE

172,638

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

121,227

TOTAL JUST VALUE

473,764

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

464,476

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2640/900

5/17/2023

LE U

I

11

100

GRANTOR: PENDLETON ROBERT H &

GRANTEE: JEKYLL JOANNE S

0649/0956

2/24/1992

WD Q

I

102,500

GRANTOR: TREVELL HOMES INC

GRANTEE: PENDLETON ROBT & T

BUILDING NOTES

BAS=[YR=1993] W47 S35 E11 N2 E7 FOP=[YR=1993] E8 N6 W5 S3 L3 D3 \$ U3 R3 N3 E5 S10 FGR=[YR=1993] S19 E21 N27 W7 S6 W8 S2 W6\$ E6 N2 E8 N6 E7 N29\$.