

WOODLIEF DONALD R & KIMBERLY M
2121 NATURES GATE CT
FERNANDINA BEACH, FL 32034

00-00-31-147G-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 7012CEDAR 3008IRREGULAR 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1002.100010002DIST FB 10000NONE 10005Quality Level 050100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1030.00

CONSTRUCTION

TOTAL GROSS AREATOTAL ADJ AREASUBAREA MARKET VALUEBAS1,45610019931,456201,477FGR52455199328839,853FOP172301993527,196FUS449100199344962,131

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900012,245120.0892166.92374,735198819880017.1082.90

Heated Area: 1905HX Base Yr 1995

FUS
1993

BAS
1993

FGR
1993

FOP
1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

310,6552,100205,000517,755323,955193,80051,411142,389517,7550501,191

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE0716/124610/21/1994WD Q I132,000

GRANTOR: GARVIN JIMMIE OGRANTEE: WOODLIEF DONALD R &0587/04581/03/1990WD Q I121,000GRANTOR: ARMELLINO GARY SGRANTEE: GARVIN JIMMIE O

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S32 FOP=[YR=1993] S6 E22 FGR=[YR=1993] S22 E12 N2 E10 N20 W12 N6 W10 S6\$ N10 W10 S4 W12\$ E12 N4 E10 S4 E10 S6 E12 N18 E2 N8 W2 N12\$ PTR=E15 FUS=[YR=1993] E17 S18 W4 S11 W13 N29 \$ W15\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20500FP-PRE FAB010001.00UT3,500.003,500.00100198819883602,100

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100R-10.000.001.00UT1.001.001.00205,000.00205,000.00205,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 205,000Market: 0Agricultural: 0Common: 205,000PRINTED 07/09/2026 BY SYS