

LOT 51
IN OR 694 PG 287
NATURES GATE PB 5/200

O'CONNOR BONNIE L
2117 NATURES GATE CT NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-31-147G-0051-0000



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2											
Exterior Wall	10	ABOVE AVG 100	0900	01	2,415	123.5388	171.72	414,704	1993	1993	0	0	015.00	85.00	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2013 Heated Area: 1988 HX Base Yr 2013												Tax Group: 2 Tax Dist:											
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE 352,498											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE 45,851											
Interior Floo	14	CARPET 80													TOTAL LAND VALUE - MARKET 205,000											
Interior Floo	11	CLAY TILE 20													TOTAL MARKET VALUE 603,349											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 342,623											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 260,726											
Bedrooms	3	100													TOTAL EXEMPTION VALUE HX HB 51,411											
Bathrooms	2.5	100													BASE TAXABLE VALUE 209,315											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE 603,349											
Stories	2.	100													NCON VALUE 0											
Units	0	100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 551,876																							
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	1,356	100	1993	1,356	197,924																					
BAS	60	100	2008	60	8,758																					
FEP	200	80	2001	160	23,354																					
FGR	400	55	1993	220	32,111																					
FOP	156	30	1993	47	6,860																					
FUS	252	100	1993	252	36,782																					
FUS	320	100	1993	320	46,708																					
TOTALS	2,744			2,415	352,498																					
EXTRA FEATURES			2117 N NATURES GATE CT, FERNANDINA BEACH												BLD DATE LGL DATE 05/04/2026 MLU											
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									
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500										
4	0910	SCRN RM L	0	100	27	31	837.00	SF	15.00	15.00	100	2001	2001	3	20	2,511										
5	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1995	1995	3	20	240										
7	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600										
TOTAL OB/XF 45,851																										
LAND DESCRIPTION			TOTAL OB/XF 45,851																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																										