



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	100,178
FEP	48	80	2013	38	3,660
FGR	417	55	1993	229	22,058
FOP	9	30	1993	3	289
FUS	504	100	1993	504	48,548
TOTALS	2,018			1,814	174,733

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
3	1242	WD DECK A	0	100	0	318.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,814	109.8000	115.29	209,136	1990	1990	0	0	16.45	83.55
1 TOWNHOUSE 100% - 2023 Heated Area: 1544 HX Base Yr 2023											
1006 NATURES WALK DR A, FERNANDINA BEACH											
BLD DATE: 05/04/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		174,733	
TOTAL MARKET OB/XF VALUE		2,876	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		377,609	
SOH/AGL Deduction		91,563	
ASSESSED VALUE		286,046	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		234,635	
TOTAL JUST VALUE		377,609	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090209	REPAIR/RRF	6,750	02/09/2009
6048	NEW CONSTR	124,845	06/26/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2600/1943	11/02/2022	WD	Q	I	01	430,000	
GRANTOR: MAYER FRANK A IV & CO							
GRANTEE: SWIGER DANIEL KEITH							
2394/0094	9/18/2020	WD	Q	I	02	336,000	
GRANTOR: FERAS MOUDED 401K PLA							
GRANTEE: MAYER FRANK A IV &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2013] W12 BAS=[YR=1993] W16 S39 FGR=[YR=1993] S21 E19 N21 W6 N3 W6 S3 W7 \$ E7 N3 E6 S3 E6 S3 E6 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N25 W12 N4\$ S4 E12 N4\$ PTR=E15 FUS=[YR=1993] E24 S21 W24 N21\$ W15\$.									