LOT 3B
IN OR 2167/1553
NATURES WALK PB 5/202

GILSON DIANNE E & DAVID R
1006 NATURES WALK DR B
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-003B-0000

BUILDING CHARACTERISTICS

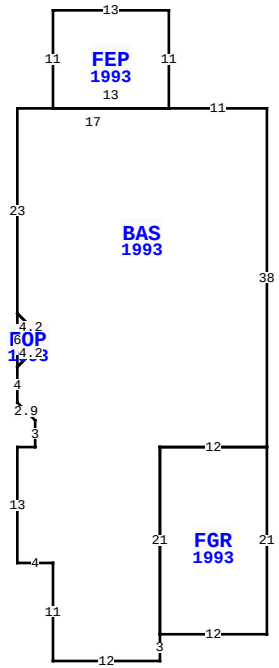
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,387	100	1993	1,387	144,875
FEP	143	80	1993	114	11,907
FGR	252	55	1993	139	14,519
FOP	9	30	1993	3	313
TOTALS	1,791			1,643	171,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,643	119.7480	125.74	206,591	1990	1990	0	0	0	16.93	83.07

1 TOWNHOUSE 100% - 2026 Heated Area: 1387 HX Base Yr 2026



1006 NATURES WALK DR B, 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	171,615
TOTAL MARKET OB/XF VALUE	2,516
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	374,131
SOH/AGL Deduction	234,618
ASSESSED VALUE	139,513
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	88,102
TOTAL JUST VALUE	374,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091094	REPAIR/RRF	5,500	08/18/2009
20090177	REPAIR/RRF	6,750	02/09/2009
20033361	H/AC	0	06/26/2003
6048	NEW CONSTR	124,845	06/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1553	12/15/2017	WD	Q	I	01	232,000
GRANTOR: SUTTLES BETTY LOU & D						
GRANTEE: GILSON DIANNE E & D						
2044/0039	4/27/2016	WD	U	I	11	100
GRANTOR: SUTTLES DAVID WILLIAM						
GRANTEE: SUTTLES BETTY LOU E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FEP=[YR=1993] N11W13S11 E13$W17S23
FOP=[YR=1993] S6 U3 R3 L3 U3 $ D3 R3 D3 L3 S4 D2 R2 S3W2
S13E4S11E12N3 FGR=[YR=1993] E12N21 W12S21$ N21E12N38$.

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	
4	1242	WD DECK A	0	100	0	0	345.00	SF	4.00	4.00	100	2004	2004	3	20	276	

LAND DESCRIPTION

TOTAL OB/XF 2,516

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	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS