LOT 6B
NATURES WALK PB 5/202

DASHIELL MARY F
1012 NATURES WALK DR UNIT B
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-006B-0000

BUILDING CHARACTERISTICS

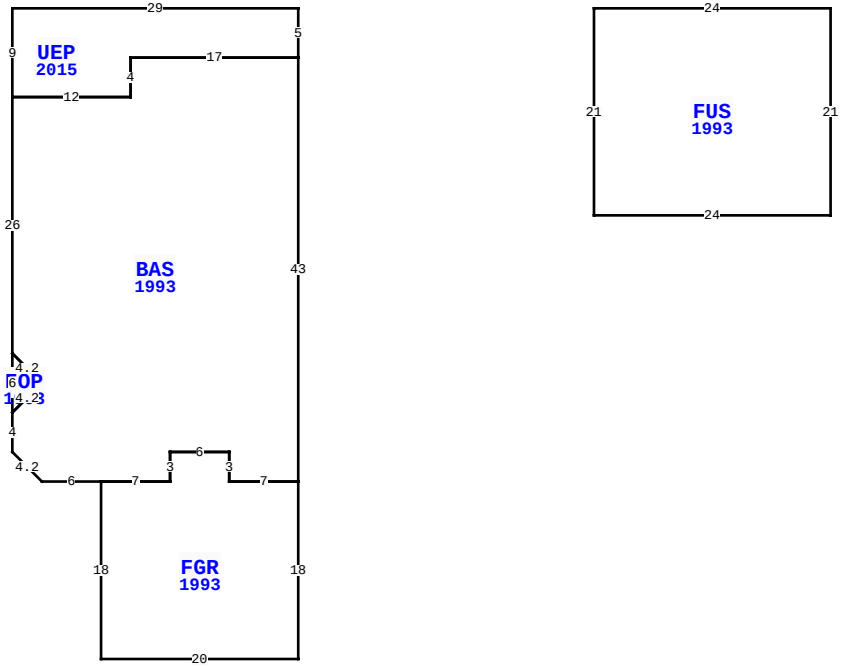
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,168	100	1993	1,168	117,689
FGR	378	55	1993	208	20,959
FOP	9	30	1993	3	302
FUS	504	100	1993	504	50,783
UEP	193	60	2015	116	11,689
TOTALS	2,252			1,999	201,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,999	114.8560	120.60	241,079	1990	1990	0	0	0	16.45	83.55

1 TOWNHOUSE 100% - 2025 Heated Area: 1672 HX Base Yr 2025



1012 NATURES WALK DR B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,422
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	403,662
SOH/AGL Deduction	46,232
ASSESSED VALUE	357,430
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	306,019
TOTAL JUST VALUE	403,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150408	SUNROOM	10,200	02/24/2015
20062764	REPAIR/RRF	5,500	12/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1207	10/24/2022	WD	U	I	11	100
GRANTOR: FOWLE BARBARA S						
GRANTEE: DASHIELL MARY F						
2585/0923	8/19/2022	WD	Q	I	01	382,000
GRANTOR: OWENS ROSANN M						
GRANTEE: FOWLE BARBARA S						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2015] W29 S9 BAS=[YR=1993] S26 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E20 N18 W7 N3 W6 S3 W7 $ E7 N3 E6 S3 E7 N43 W17 S4 W12 $ E12 N4 E17 N5 $ PTR= E30 FUS=[YR=1993] E24 S21 W24 N21 $ W30 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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