LOT 7A
NATURES WALK PB 5/202

**ELLSWORTH ANN MARIE**
1114 NATURES WALK DRIVE UNIT A
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-147L-007A-0000**

## BUILDING CHARACTERISTICS

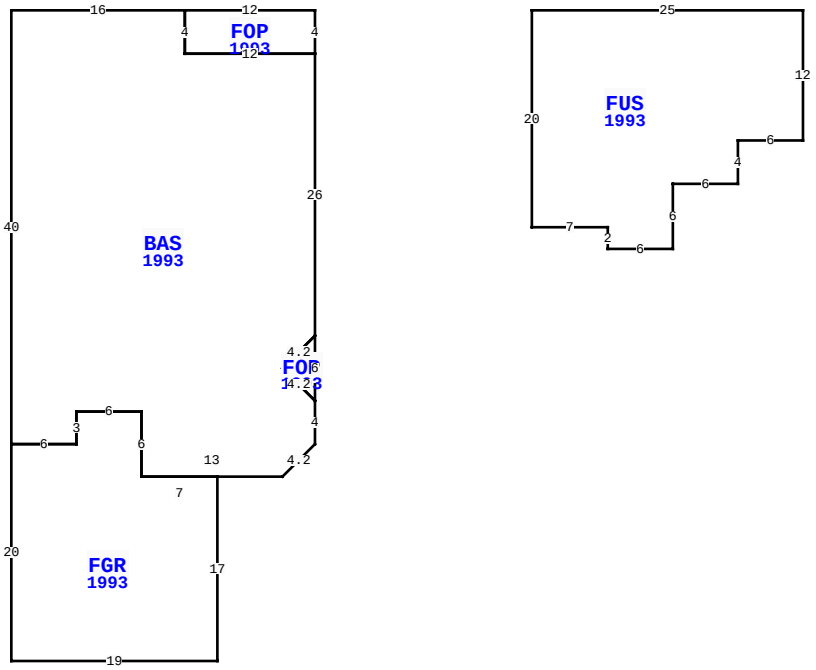
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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. | 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 | 1,089 | 100 | 1993 | 1,089 | 104,887 |
| FGR | 377 | 55 | 1993 | 207 | 19,937 |
| FOP | 9 | 30 | 1993 | 3 | 289 |
| FOP | 48 | 30 | 1993 | 14 | 1,348 |
| FUS | 440 | 100 | 1993 | 440 | 42,378 |
| TOTALS | 1,963 | | | 1,753 | 168,839 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,753 | 109.2000 | 114.66 | 200,999 | 1991 | 1991 | 0 | 0 | 0 | 16.00 | 84.00 |

1 TOWNHOUSE 100% - 2024 Heated Area: 1529 HX Base Yr 2024




1114 NATURES WALK DR A, 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 | | 168,839 |
| TOTAL MARKET OB/XF VALUE | | 2,310 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 371,149 |
| SOH/AGL Deduction | | 46,133 |
| ASSESSED VALUE | | 325,016 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 273,605 |
| TOTAL JUST VALUE | | 371,149 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 316,471 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6732B | NEW CONSTR | 122,110 | 09/11/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2634/90 | 4/20/2023 | WD | Q | I | 02 | 396,000 |
| GRANTOR: SIVAK LOUIS B & CHRIS | | | | | | |
| GRANTEE: ELLSWORTH ANN MARIE | | | | | | |
| 2253/1926 | 2/04/2019 | WD | Q | I | 01 | 275,000 |
| GRANTOR: SAMPSON CHRISTOPHER R | | | | | | |
| GRANTEE: SIVAK LOUIS B & CHR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W16 S40 FGR=[YR=1993] S20 E19 N17 W7 N6 W6 S3 W6$ E6 N3 E6 S6 E13 U3 R3 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N26 W12 N4$ S4 E12 N4$ PTR= E20 FUS=[YR=1993] E25 S12 W6 S4 W6 S6 W6 N2 W7 N20$ W20$.

## 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 | 1991 | 1991 | 3 | 66 | 2,310 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,310

| 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 02/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS