LOT 8A
NATURES WALK PB 5/202

LORENTSON HILARY E L/E/
1116-A NATURES WALK DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-008A-0000

BUILDING CHARACTERISTICS

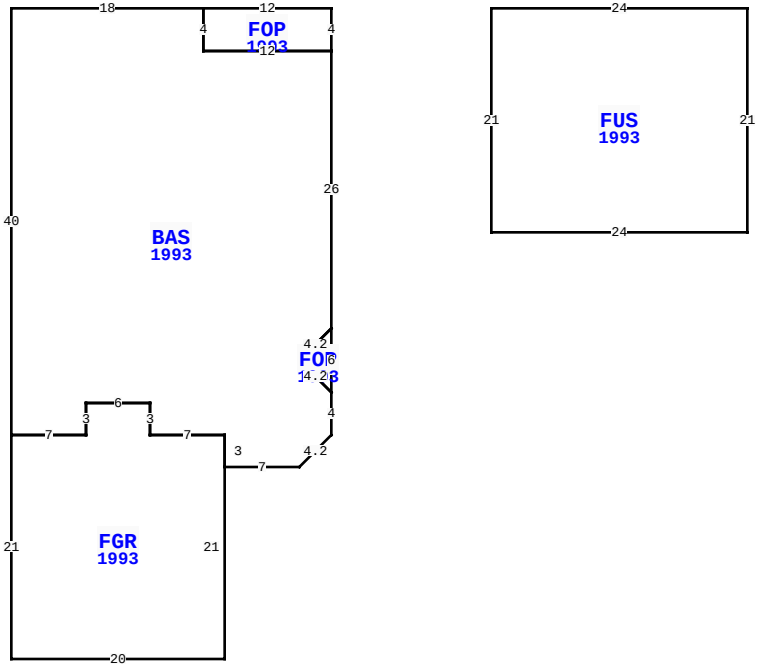
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,151	100	1993	1,151	108,256
FGR	438	55	1993	241	22,667
FOP	9	30	1993	3	282
FOP	48	30	1993	14	1,317
FUS	504	100	1993	504	47,403
TOTALS	2,150			1,913	179,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,913	107.0160	112.37	214,964	1990	1990	0	0	0	16.30	83.70

1 TOWNHOUSE 100% - 1993 Heated Area: 1655 HX Base Yr 1993



1116 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		179,925
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		382,165
SOH/AGL Deduction		243,090
ASSESSED VALUE		139,075
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,664
TOTAL JUST VALUE		382,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080716	REPAIR/RRF	4,800	04/29/2008
20080681	REPAIR/RRF	3,900	04/25/2008
6014	NEW CONSTR	124,845	06/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/458	6/05/2024	WD	U	I	11	100
GRANTOR: LORENTSON HILARY E						
GRANTEE: LORENTSON CHRISTOPH						
2080/1981	10/09/2013	QC	U	I	11	100
GRANTOR: LORENTSON L ALAN & HI						
GRANTEE: LORENTSON HILARY E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W18 S40 FGR=[YR=1993] S21 E20 N21 W7 N3 W6 S3 W7 $ E7 N3 E6 S3 E7 S3 E7 R3 U3 N4
FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N26 W12 N4 $ S4 E12 N4 $ PTR= E15 FUS=[YR=1993] E24 S21 W24 N21 $ W15 $.

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