

LOT 9B
IN OR 1972/1506
NATURES WALK PB 5/202

JAKWAY RONINNA I
1118 B NATURES WALK
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-009B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
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	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	1,275	100	1993	1,275	126,360
FGR	231	55	1993	127	12,586
FOP	9	30	1993	3	298
FOP	55	30	1993	16	1,585
TOTALS	1,570			1,421	140,829

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	0940	SHEDS/PORT	0	100	10	80.00	SF	30.00	
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	

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
0320	01	1,421	112.9440	118.59	168,516	1989	1989	0	0
1 TOWNHOUSE 100% - 2016 Heated Area: 1275 HX Base Yr 2016									
BLD DATE: 05/04/2026 MLU									

TOTAL OB/XF									
50,414									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		140,829	
TOTAL MARKET OB/XF VALUE		50,414	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		391,243	
SOH/AGL Deduction		194,514	
ASSESSED VALUE		196,729	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		145,318	
TOTAL JUST VALUE		391,243	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0163501	SWIM POOL	31,500	12/20/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1972/1506	4/08/2015	WD	Q	I	02
GRANTOR: JACKSON ROBERT B & BR					SALE PRICE
GRANTEE: JAKWAY RONINNA I					135,000
1530/1054	10/15/2007	WD	Q	I	
GRANTOR: STONE HYMAN F JR					182,000
GRANTEE: JACKSON ROBERT B &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W11 BAS=[YR=1993] W16 S28 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D2 R2 S21 E14 N3 FGR=[YR=1993] E11 N21 W11 S21 \$ N21 E11 N32W11 N5 \$ S5 E11 N5 \$.									