LOT 10A
NATURES WALK PB 5/202

BEVACQUA THOMAS P & AMY K
2024 HIGHLAND DRIVE
FERNANDINA BEACH, SC 32034

2026

00-00-31-147L-010A-0000

BUILDING CHARACTERISTICS

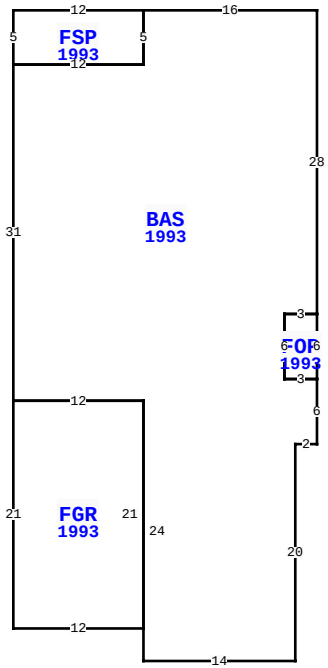
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,274	100	1993	1,274	124,116
FGR	252	55	1993	139	13,542
FOP	18	30	1993	5	487
FSP	60	40	1993	24	2,338
TOTALS	1,604			1,442	140,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,442	112.9440	118.59	171,007	1990	1990	0	0	0	17.85	82.15

1 TOWNHOUSE 0% - 2024 Heated Area: 1274 HX Base Yr



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

1120 NATURES WALK DR A, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	140,482
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	342,722
SOH/AGL Deduction	25,391
ASSESSED VALUE	317,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,331
TOTAL JUST VALUE	342,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110282	H/AC	3,400	03/02/2011
5818B	NEW CONSTR	138,110	02/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2875/018	6/08/2026	WD	Q	I	01	375,000
GRANTOR: LEASK NOAH THOMAS						
GRANTEE: BEVACQUA THOMAS P &						
2647/1344	6/13/2023	WD	Q	I	01	395,000
GRANTOR: AITKEN JOHN W FAMILY						
GRANTEE: LEASK NOAH THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1993] W12 S5 E12 N5 $ S5 W12 S31
FGR=[YR=1993] S21 E12 N21 W12 $ E12 S24 E14 N20 E2 N6
FOP=[YR=1993] N6 W3 S6 E3 $ W3 N6 E3 N28 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

TOTAL OB/XF 2,240

LAND DESCRIPTION

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	0	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