LOT 12B
NATURES WALK PB 5/202

LORTZ DANIEL B & JENNIFER B
1980 ROCHAMBEAU DR
MALVERN, PA 19355

2026

00-00-31-147L-012B-0000

BUILDING CHARACTERISTICS

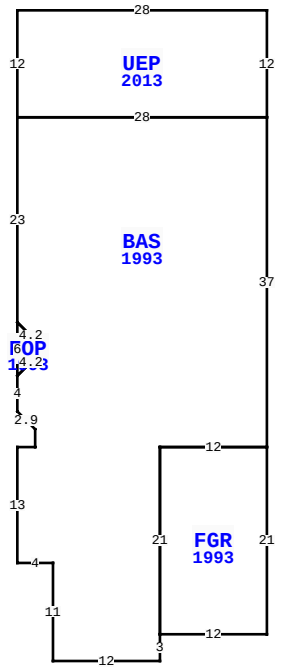
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,361	100	1993	1,361	118,499
FGR	252	55	1993	139	12,103
FOP	9	30	1993	3	261
UEP	336	60	2013	202	17,588
TOTALS	1,958			1,705	148,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,705	111.2000	116.76	199,076	1989	1989	9	0	0	16.43	74.57

1 TOWNHOUSE 0% - 2024 Heated Area: 1361 HX Base Yr



1124 NATURES WALK CT B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,451
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	348,739
SOH/AGL Deduction	22,262
ASSESSED VALUE	326,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,477
TOTAL JUST VALUE	348,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091505	REPAIR/RRF	2,375	11/03/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1131	5/09/2023	WD	Q	I	01	380,000
GRANTOR: AITKEN JOHN W FAMILY						
GRANTEE: LORTZ DANIEL B & JE						
2318/1945	11/08/2019	WD	U	I	11	100
GRANTOR: AITKEN LIVING TRUST						
GRANTEE: AITKEN JOHN W FAMIL						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=2013] W28 S12 BAS=[YR=1993] S23 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 D3 L3 S4 R2 D2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N37 W28$ E28 N12$.

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
2	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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