LOT 13B
NATURES WALK PB 5/202

YOUMANS JANICE K
1126 NATURES WALK COURT B
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-147L-013B-0000**

## BUILDING CHARACTERISTICS

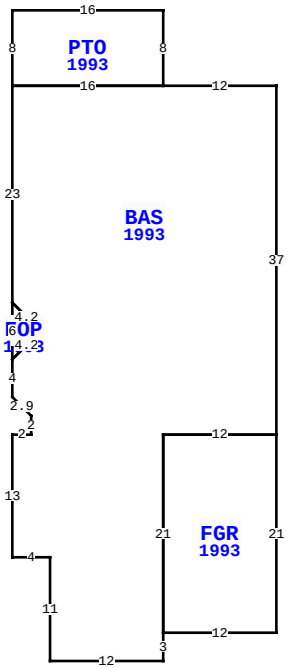
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 138,495 |
| FGR | 252 | 55 | 1993 | 139 | 14,144 |
| FOP | 9 | 30 | 1993 | 3 | 305 |
| PTO | 128 | 5 | 1993 | 6 | 611 |
| TOTALS | 1,750 | | | 1,509 | 153,556 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,509 | 118.4220 | 124.34 | 187,629 | 1989 | 1989 | 0 | 0 | 0 | 18.16 | 81.84 |

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




1126 NATURES WALK CT B, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 153,556 |
| TOTAL MARKET OB/XF VALUE | 2,170 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 355,726 |
| SOH/AGL Deduction | 31,058 |
| ASSESSED VALUE | 324,668 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 324,668 |
| TOTAL JUST VALUE | 355,726 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 301,838 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121938 | INSTALL 6'VNYL FE | 0 | 09/20/2012 |
| 20121009 | REPLACE SLIDE DOO | 0 | 06/05/2012 |
| 20111865 | GROUND LEVEL DECK | 0 | 10/14/2011 |
| 20111425 | FENCE | 1,750 | 08/18/2011 |
| 20111126 | RE-ROOF | 4,800 | 07/11/2011 |
| 20090708 | REPLACE 10 WINDOW | 3,691 | 06/05/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2875/0616 | 6/15/2026 | WD | Q | I | 01 | 420,000 |
| GRANTOR: SZAROWICZ VIRGINIA | | | | | | |
| GRANTEE: YOUMANS JANICE K | | | | | | |
| 2384/1688 | 8/14/2020 | WD | Q | I | 01 | 280,000 |
| GRANTOR: STEPHENS JOHN R & ROM | | | | | | |
| GRANTEE: SZAROWICZ VIRGINIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N8 W16 S8 E16$ W16 S23 FOP=[YR=1993] S6 R3 U3 L3 U3 $ R3 D3 L3 D3 S4 D2 R2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N37$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 62 | 2,170 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,170

| 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