LOT 17A
IN OR 1057/831
NATURES WALK PB 5/202

ALLOY JAMES & BONITA
2 BRETTAGNE
DEVON, PA 19333

**2026**

**00-00-31-147L-017A-0000**

## BUILDING CHARACTERISTICS

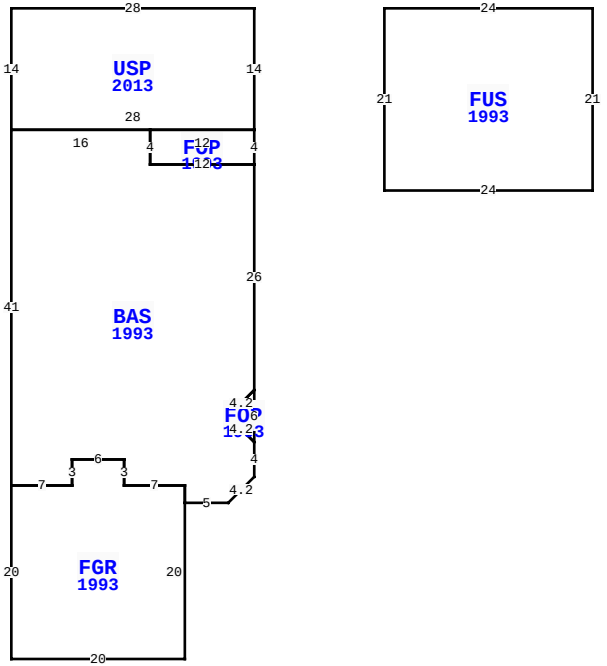
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,085 | 100 | 1993 | 1,085 | 103,910 |
| FGR | 418 | 55 | 1993 | 230 | 22,027 |
| FOP | 9 | 30 | 1993 | 3 | 287 |
| FOP | 48 | 30 | 1993 | 14 | 1,341 |
| FUS | 504 | 100 | 1993 | 504 | 48,268 |
| USP | 392 | 30 | 2013 | 118 | 11,301 |
| TOTALS | 2,456 | | | 1,954 | 187,134 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,954 | 108.9760 | 114.42 | 223,577 | 1990 | 1990 | 0 | 0 | 0 | 16.30 | 83.70 |

1 TOWNHOUSE 0% - 0 Heated Area: 1589 HX Base Yr




1131 NATURES WALK CT A, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 187,134 |
| TOTAL MARKET OB/XF VALUE | 2,476 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 389,610 |
| SOH/AGL Deduction | 13,257 |
| ASSESSED VALUE | 376,353 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 376,353 |
| TOTAL JUST VALUE | 389,610 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 348,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100381 | REPAIR/RRF | 4,000 | 03/02/2010 |
| 5749B | NEW CONSTR | 109,795 | 01/10/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1057/0831 | 5/23/2002 | WD | Q | I | | 152,500 |
| GRANTOR: DWYER EDWARD J & JUDI | | | | | | |
| GRANTEE: ALLOY JAMES BONITA | | | | | | |
| 1001/1362 | 8/07/2001 | WD | Q | I | | 136,500 |
| GRANTOR: BEST THOMAS H & KATHE | | | | | | |
| GRANTEE: DWYER EDWARD J & JU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2013] W28 S14 BAS=[YR=1993] S41 FGR=[YR=1993] S20
E20 N20 W7 N3 W6 S3 W7 $ E7 N3 E6 S3 E7 S2 E5 U3 R3 N4
FOP=[YR=1993] N6 L3 D3 D3 R3 $ L3 U3 U3 R3 N26
FOP=[YR=1993] N4 W12 S4 E12$ W12 N4 W16$ E28 N14$ 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 64 | 2,240 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 118.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 236 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,476

| 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 | 000134 | C | RES POND | 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