LOT 18B
IN OR 686 PG 1920
NATURES WALK PB 5/202

TOLLEY WAYNE L & MAUREEN A
1129-B NATURES WALK CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-018B-0000

BUILDING CHARACTERISTICS

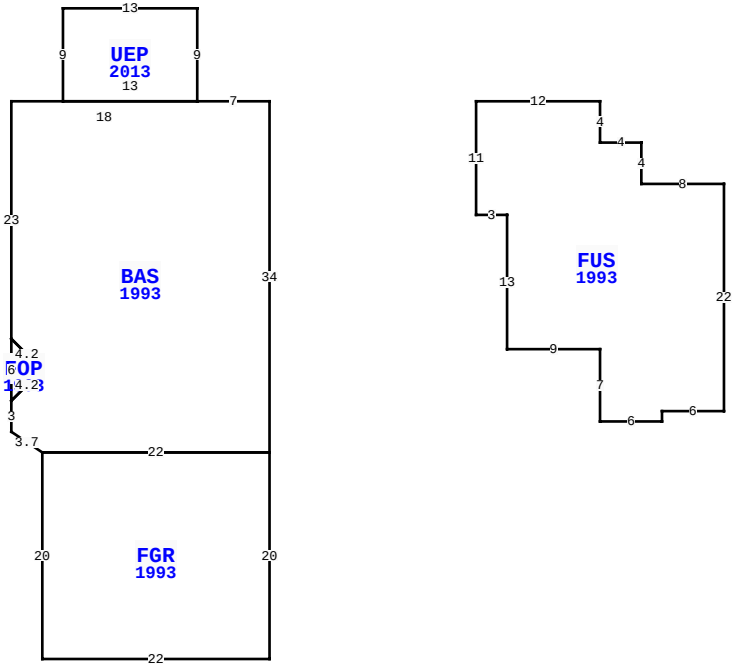
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	838	100	1993	838	81,451
FGR	440	55	1993	242	23,522
FOP	9	30	1993	3	291
FUS	535	100	1993	535	52,000
UEP	117	60	2013	70	6,804
TOTALS	1,939			1,688	164,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,688	110.2000	115.71	195,318	1991	1991	0	0	0	16.00	84.00

1 TOWNHOUSE 100% - 1994 Heated Area: 1373 HX Base Yr 1994



1129 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,067
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		364,067
SOH/AGL Deduction		236,831
ASSESSED VALUE		127,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,825
TOTAL JUST VALUE		364,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101896	REPAIR/RRF	3,000	11/01/2010
8612	XFOB	2,450	10/05/1994
6659	NEW CONSTR	119,430	07/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0686/1920	8/20/1993	WD	Q	I		81,500
GRANTOR: DUNCAN VIRGINIA M						
GRANTEE: TOLLEY WAYNE & M A						
0641/0584	11/18/1991	WD	Q	I		81,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: DUNCAN VIRGINIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UEP=[YR=2013] N9 W13 S9 E13$ W18 S23
FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S3 R3 D2
FGR=[YR=1993] S20 E22 N20 W22$ E22 N34$ PTR=E20 FUS=[YR=1993]
E12 S4 E4 S4 E8 S22 W6 S1 W6 N7 W9 N13 W3 N11$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	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