LOT 21B & E'LY 2 FT OF 21A
NATURES WALK PB 5/202

JONES EUGENE W LIVING TRUST/JONES EUGENE W TRUSTEE
138 SAPPHIRE POINT
ANDERSON, SC 29626

2026

00-00-31-147L-021B-0000

BUILDING CHARACTERISTICS

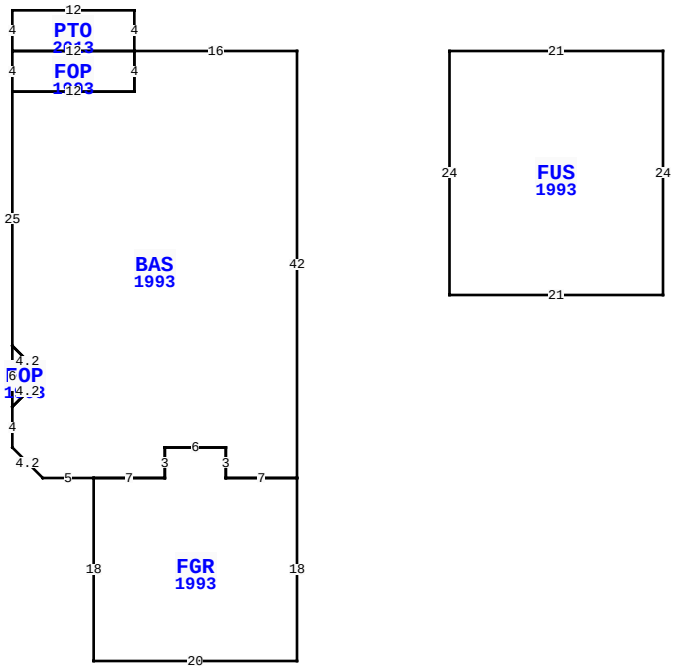
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,097	100	1993	1,097	107,203
FGR	378	55	1993	208	20,326
FOP	9	30	1993	3	293
FOP	48	30	1993	14	1,368
FUS	504	100	1993	504	49,252
PTO	48	5	2013	2	196
TOTALS	2,084			1,828	178,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,828	112.2000	117.81	215,357	1990	1990	0	0	0	17.05	82.95

1 TOWNHOUSE 0% - 0 Heated Area: 1601 HX Base Yr



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

2012 W NATURES LN B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,639
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	380,879
SOH/AGL Deduction	26,446
ASSESSED VALUE	354,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,433
TOTAL JUST VALUE	380,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100510	REPAIR/RRF	2,000	03/29/2010
6065	NEW CONSTR	138,110	07/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1075	6/01/2022	WD	U	I	11	100
GRANTOR: JONES EUGENE W						
GRANTEE: JONES EUGENE W LIVI						
0618/0810	2/05/1991	WD	Q	I		76,500
GRANTOR: TREVETT HOMES INC						
GRANTEE: JONES EUGENE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=2013] N4 W12 S4 FOP=[YR=1993] S4 E12 N4 W12 $ E12 $ S4 W12 S25 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D3 R3 E5 FGR=[YR=1993] S18 E20 N18 W7 N3 W6 S3 W7$ E7 N3 E6 S3 E7 N42$ PTR=E15 FUS=[YR=1993] E21 S24 W21 N24$ 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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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