LOT 22B
NATURES WALK PB 5/202

HAM CAROLYN M L/E/
2024-B NATURES LN W
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-022B-0000

BUILDING CHARACTERISTICS

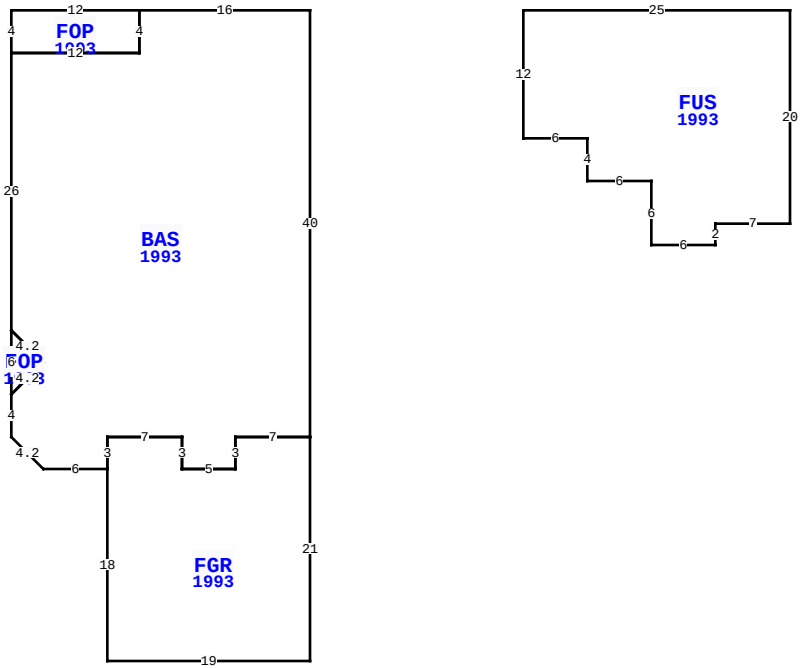
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,101	100	1993	1,101	107,498
FGR	384	55	1993	211	20,601
FOP	9	30	1993	3	293
FOP	48	30	1993	14	1,367
FUS	440	100	1993	440	42,960
TOTALS	1,982			1,769	172,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,769	111.3000	116.86	206,725	1990	1990	0	0	0	16.45	83.55

1 TOWNHOUSE 100% - 2013 Heated Area: 1541 HX Base Yr 2013



2024 W NATURES LN 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		172,719
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		374,959
SOH/AGL Deduction		207,240
ASSESSED VALUE		167,719
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		111,308
TOTAL JUST VALUE		374,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100571	REPAIR/RRF	2,000	04/07/2010
20061949	H/AC	2,100	08/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/741	10/09/2025	LE	U	I	11	100
GRANTOR: HAM CAROLYN M						
GRANTEE: AGULAR BONNIE E						
1588/0729	10/06/2008	WD	Q	I		229,000
GRANTOR: FIRESTONE WILLIAM						
GRANTEE: HAM THEODORE A & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 $ S4 W12 S26 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D3 R3 E6 FGR=[YR=1993] S18 E19 N21 W7 S3 W5 N3 W7 S3$ N3 E7 S3 E5 N3 E7 N40$ PTR=E20 FUS=[YR=1993] E25 S20 W7 S2 W6 N6 W6 N4 W6 N12$ 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
1	0500	FP-PRE FAB	0	100	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	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