LOT 23B
NATURES WALK PB 5/202

ROBERTS DIANE/ROBERTS ROBERT G
2036 W NATURES LN B
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-023B-0000

BUILDING CHARACTERISTICS

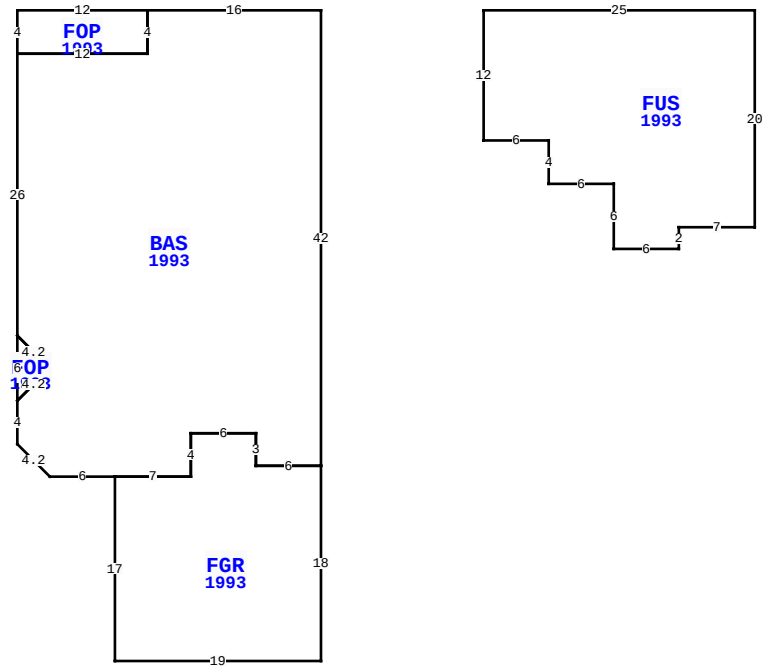
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,113	100	1993	1,113	107,198
FGR	353	55	1993	194	18,685
FOP	9	30	1993	3	289
FOP	48	30	1993	14	1,348
FUS	440	100	1993	440	42,378
TOTALS	1,963			1,764	169,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,764	109.2000	114.66	202,260	1991	1991	0	0	0	16.00	84.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1553 HX Base Yr



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

2036 W NATURES LN B, FERNANDINA BEACH

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	1991	1991	3	66	2,310	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	169,898
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	372,208
SOH/AGL Deduction	0
ASSESSED VALUE	372,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,208
TOTAL JUST VALUE	372,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100666	REPAIR/RRF	2,000	04/23/2010
6503	NEW CONSTR	121,000	04/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1482	12/11/2025	WD	Q	I	02	460,000
GRANTOR: EVERGREEN HOME BUYERS						
GRANTEE: ROBERTS DIANE						
2794/1914	6/11/2025	WD	Q	I	01	310,000
GRANTOR: TURNEY DAVID NELSON L						
GRANTEE: EVERGREEN HOME BUYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W12 S4 E12 N4 $ S4 W12 S26 FOP=[YR=1993] S6 R3 U3 U3 L3 $ R3 D3 L3 D3 S4 D3 R3 E6 FGR=[YR=1993] S17 E19 N18 W6 N3 W6 S4 W7 $ E7 N4 E6 S3 E6 N42 $ PTR= E15 FUS=[YR=1993] E25 S20W7 S2 W6 N6 W6 N4 W6 N12 $ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,310

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