



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																	
CONSTRUCTION										VALUATION SUMMARY																																											
ELEMENT	CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																										
Exterior Wall	05	AVERAGE 80		0320	01	1,441	112.9440		170,888	1989	1989	0	0	0	18.16	81.84	Tax Group: 2										Tax Dist:																										
Exterior Wall	20	FACE BRICK 20		1 TOWNHOUSE 0% - 0										Heated Area: 1281										HX Base Yr										BUILDING MARKET VALUE										139,855									
Roof Structure	03	GABLE/HIP 100																						TOTAL MARKET OB/XF VALUE										3,066																			
Roof Cover	03	COMP SHNGL 100																						TOTAL LAND VALUE - MARKET										200,000																			
Interior Wall	05	DRYWALL 100																						TOTAL MARKET VALUE										342,921																			
Interior Floo	14	CARPET 80																						ASSESSED VALUE										33,995																			
Interior Floo	08	SHT VINYL 20																						TOTAL EXEMPTION VALUE										0																			
Air Condition	03	CENTRAL 100																						BASE TAXABLE VALUE										308,926																			
Heating Type	04	AIR DUCTED 100																						TOTAL JUST VALUE										342,921																			
Bedrooms	2	100																						NCON VALUE										0																			
Bathrooms	2	100																						INCOME VALUE																													
Frame	02	WOOD FRAME 100																						PREVIOUS YEAR MKT VALUE										288,896																			
Stories	1.	1. 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	1,281	100	1993	1,281	124,326																																																
FGR	252	55	1993	139	13,491																																																
FOP	9	30	1993	3	291																																																
FOP	60	30	1993	18	1,747																																																
TOTALS		1,602			1,441	139,855																																															
EXTRA FEATURES										2048 W NATURES LN A, FERNANDINA BEACH										05/04/2026 MLU																																	
L N	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	1989	1989	3	62	2,170																																					
3	1242	WD DECK A	0	0	0	0	448.00	SF	10.00	10.00	100	1996	1996	3	20	896																																					