LOT 24B
NATURES WALK PB 5/202

MEDINA CHRISTOPHER J/HATTER CHRISTY MICHELLE & BRY
2048 NATURES LANE W #B
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-024B-0000

BUILDING CHARACTERISTICS

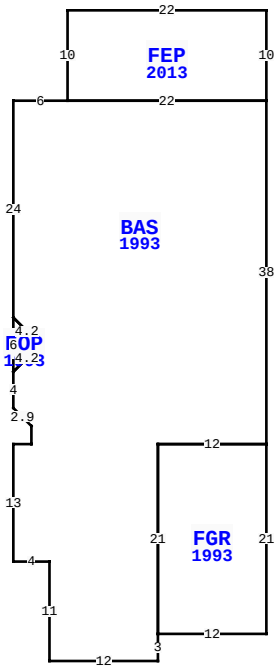
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
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	1,389	100	1993	1,389	129,625
FEP	220	80	2013	176	16,424
FGR	252	55	1993	139	12,972
FOP	9	30	1993	3	280
TOTALS	1,870			1,707	159,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,707	108.6000	114.03	194,649	1989	1989	0	0	0	18.16	81.84

1 TOWNHOUSE 100% - 2024 Heated Area: 1389 HX Base Yr



2048 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		159,301
TOTAL MARKET OB/XF VALUE		3,063
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		362,364
SOH/AGL Deduction		39,547
ASSESSED VALUE		322,817
TOTAL EXEMPTION VALUE	13	322,817
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		362,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102009	REPAIR/RRF	3,000	11/22/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0977	6/03/2022	QC	U	I	11	49,400
GRANTOR: MEDINA CHRISTOPHER J						
GRANTEE: MEDINA CHRISTOPHER						
1933/1221	8/21/2014	QC	U	I	11	59,300
GRANTOR: MEDINA CHRISTOPHER J						
GRANTEE: MEDINA CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2013] W22 S10 BAS=[YR=1993] W6 S24 FOP=[YR=1993] S6 U3 R3 U3 L3 $ D3 R3 D3 L3 S4 D2 R2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N38 W22$ E22 N10$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	1242	WD DECK A	0	100	0	0	425.00	SF	10.00	10.00	100	2005	2005	3	21	893	

LAND DESCRIPTION

TOTAL OB/XF 3,063

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