LOT 25A
NATURES WALK PB 5/202

FISCHER JEFFREY C TRUST/FISCHER JEFFREY C TRUSTEE
6265 SUN BLVD APT 705
ST PETERSBURG, FL 33715

2026

00-00-31-147L-025A-0000

BUILDING CHARACTERISTICS

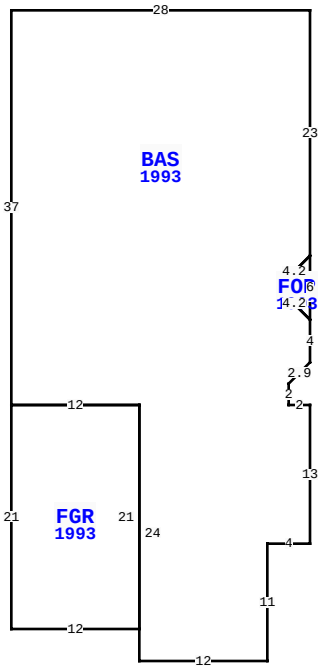
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,361	100	1993	1,361	134,443
FGR	252	55	1993	139	13,731
FOP	9	30	1993	3	296
TOTALS	1,622			1,503	148,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,503	112.4040	118.02	177,384	1990	1990	0	0	0	16.30	83.70

1 TOWNHOUSE 0% - 2025 Heated Area: 1361 HX Base Yr



2060 NATURES LN A, 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	148,470
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	352,214
SOH/AGL Deduction	18,369
ASSESSED VALUE	333,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,845
TOTAL JUST VALUE	352,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/1147	11/06/2024	WD	Q	I	02	380,000
GRANTOR: ANDERSON DIANE L						
GRANTEE: FISCHER JEFFREY C T						
2298/1600	8/08/2019	QC	U	I	11	100
GRANTOR: FAULK SIGRID K						
GRANTEE: ANDERSON DIANE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S37 FGR=[YR=1993] S21 E12 N21 W12 $ E12 S24 E12 N11 E4 N13 W2 N2 U2 R2 N4 FOP=[YR=1993] N6 D3 L3 D3 R3 $ U3 L3 U3 R3 N23$.

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	1990	1990	3	64	2,240	
3	1242	WD DECK A	0	0	0	0	752.00	SF	10.00	10.00	100	2000	2000	3	20	1,504	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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