LOT 27B IN OR 867/1387
NATURES WALK PB5/202

ANDERSON JON M
2744 OCEAN OAKS DR N
FERNANDINA BEACH, FL 32034

2026

00-00-31-147L-027B-0000

BUILDING CHARACTERISTICS

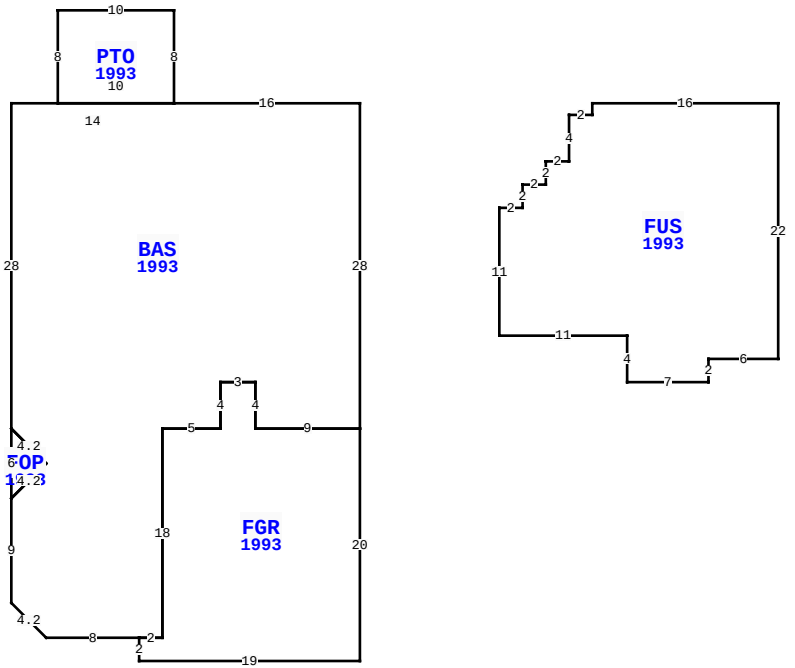
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,049	100	1993	1,049	101,432
FGR	356	55	1993	196	18,952
FOP	9	30	1993	3	290
FUS	476	100	1993	476	46,026
PTO	80	5	1993	4	387
TOTALS	1,970			1,728	167,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,728	109.8000	115.29	199,221	1991	1991	0	0	0	16.13	83.87

1 TOWNHOUSE 0% - 0 Heated Area: 1525 HX Base Yr



2099 NATURES BEND DR 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	167,087
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	369,397
SOH/AGL Deduction	29,922
ASSESSED VALUE	339,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,475
TOTAL JUST VALUE	369,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6759	NEW CONSTR	120,040	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0867/1387	2/11/1999	WD	Q	I		105,000
GRANTOR: RUSSELL WILLIAM G JR						
GRANTEE: ANDERSON JON M						
0645/0434	12/30/1991	WD	Q	I		79,500
GRANTOR: TREVETT HOMES INC						
GRANTEE: RUSSELL WM JR & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N8 W10 S8 E10$ W14S28
FOP=[YR=1993] S6 U3 R3 U3 L3 $ R3 D3 L3 D3 S9 R3 D3
E8FGR=[YR=1993] S2 E19 N20 W9 N4 W3 S4W5 S18 W2$ E2 N18 E5 N4
E3 S4 E9 N28$ PTR=E20 FUS=[YR=1993] E16 S22 W6 S2 W7 N4 W11
N11 E2 N2 E2 N2 E2 N4 E2 N1$ 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

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